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Executive Summary Report

Appraisal Date 1/1/2006 - 2006 Assessment Roll

Area Name / Number: East Kirkland / Rose Hill / Kingsgate Area 93

Previous Physical Inspection: 1998

Sales - Improved Summary:

Number of Sales: 1230

Range of Sale Dates: 1/2003 - 12/2005

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2005 Value	\$126,400	\$242,400	\$368,800	\$396,500	93.0%	14.05%
2006 Value	\$213,000	\$178,500	\$391,500	\$396,500	98.7%	12.81%
Change	+\$86,600	-\$63,900	+\$22,700		+5.7%	-1.23%
% Change	+68.5%	-26.4%	+6.2%		+6.1%	-8.78%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -1.23% and -8.78% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2005 Value	\$129,100	\$220,600	\$349,700
2006 Value	\$218,800	\$159,700	\$378,500
Percent Change	+69.5%	-27.6%	+8.2%

Number of improved Parcels in the Population: 6284

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2005 or 2006 Assessment Roll improvement values of \$25,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

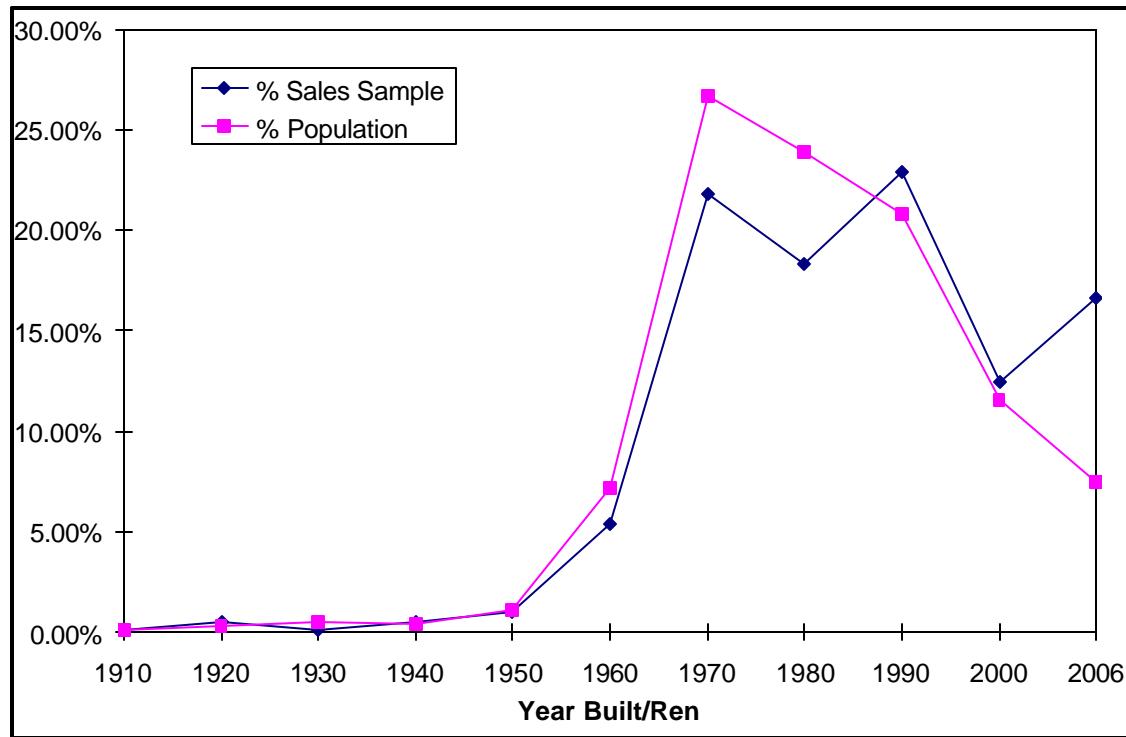
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2006 Assessment Roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	2	0.16%
1920	7	0.57%
1930	2	0.16%
1940	7	0.57%
1950	12	0.98%
1960	67	5.45%
1970	268	21.79%
1980	225	18.29%
1990	282	22.93%
2000	153	12.44%
2006	205	16.67%
	1230	

Population		
Year Built/Ren	Frequency	% Population
1910	5	0.08%
1920	18	0.29%
1930	30	0.48%
1940	28	0.45%
1950	69	1.10%
1960	452	7.19%
1970	1674	26.64%
1980	1502	23.90%
1990	1307	20.80%
2000	726	11.55%
2006	473	7.53%
	6284	

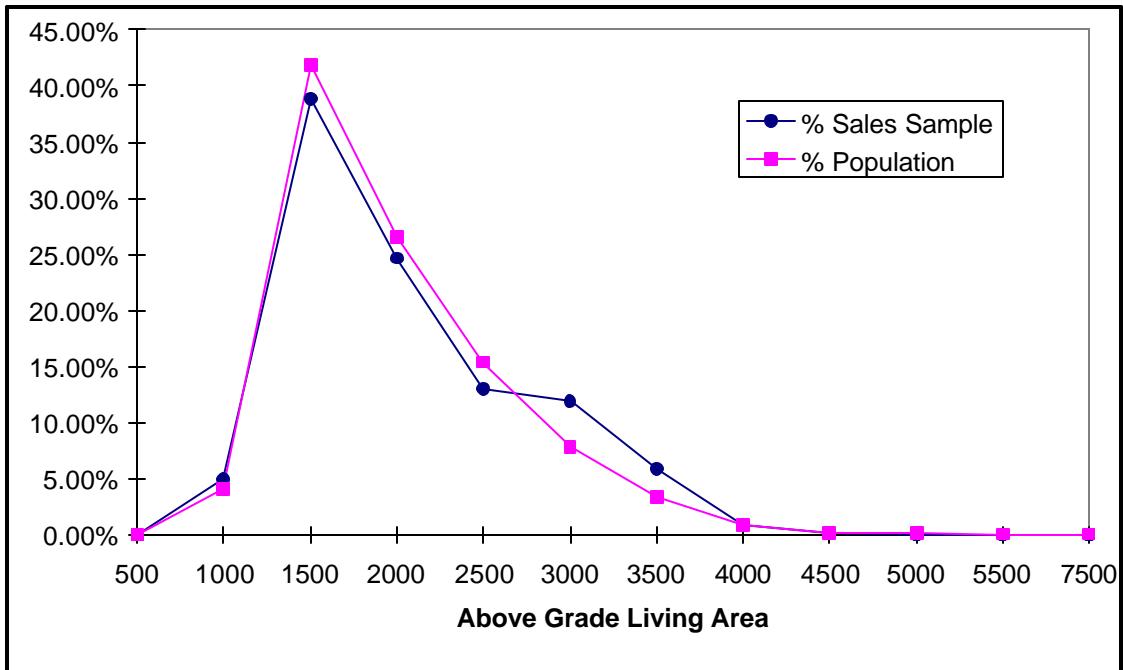


Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	60	4.88%
1500	478	38.86%
2000	303	24.63%
2500	160	13.01%
3000	146	11.87%
3500	72	5.85%
4000	10	0.81%
4500	1	0.08%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	1230	

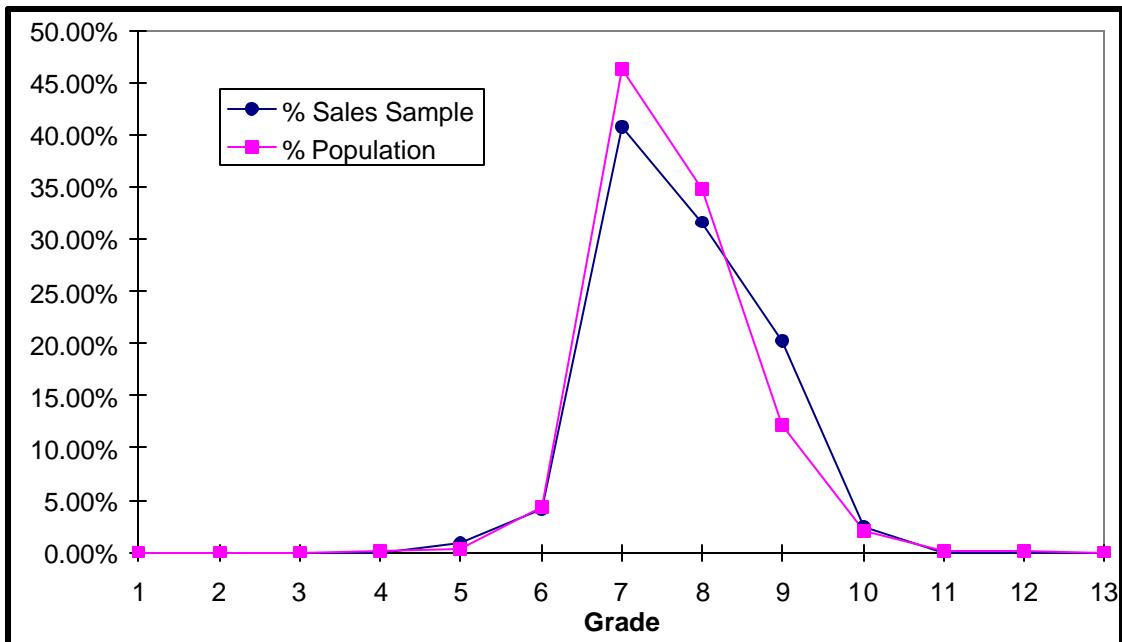
Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	248	3.95%
1500	2627	41.80%
2000	1670	26.58%
2500	966	15.37%
3000	493	7.85%
3500	210	3.34%
4000	50	0.80%
4500	12	0.19%
5000	6	0.10%
5500	1	0.02%
7500	1	0.02%
	6284	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

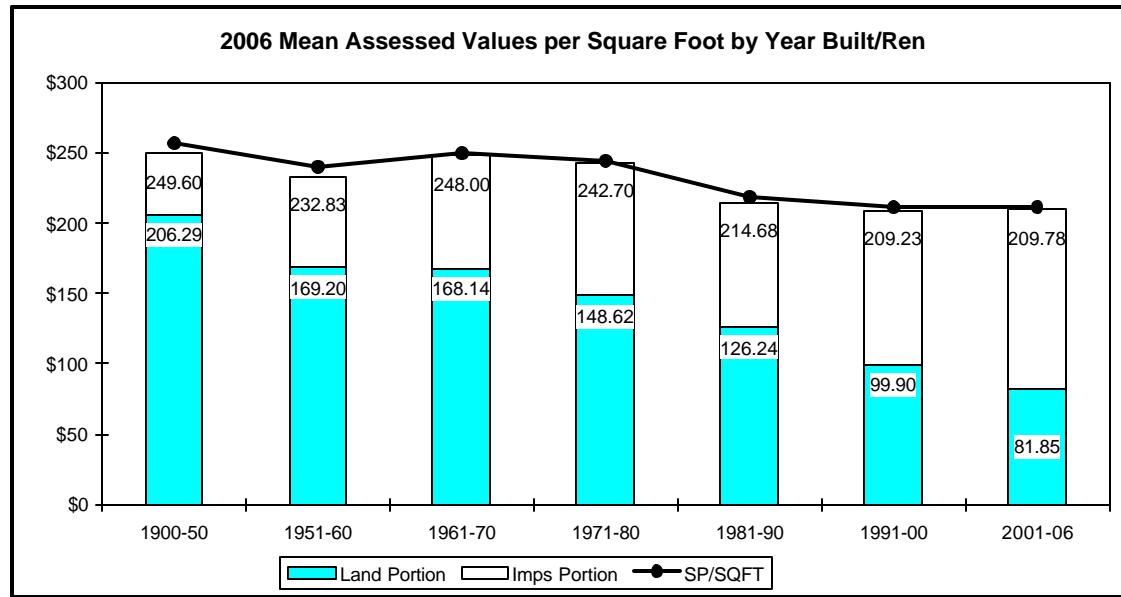
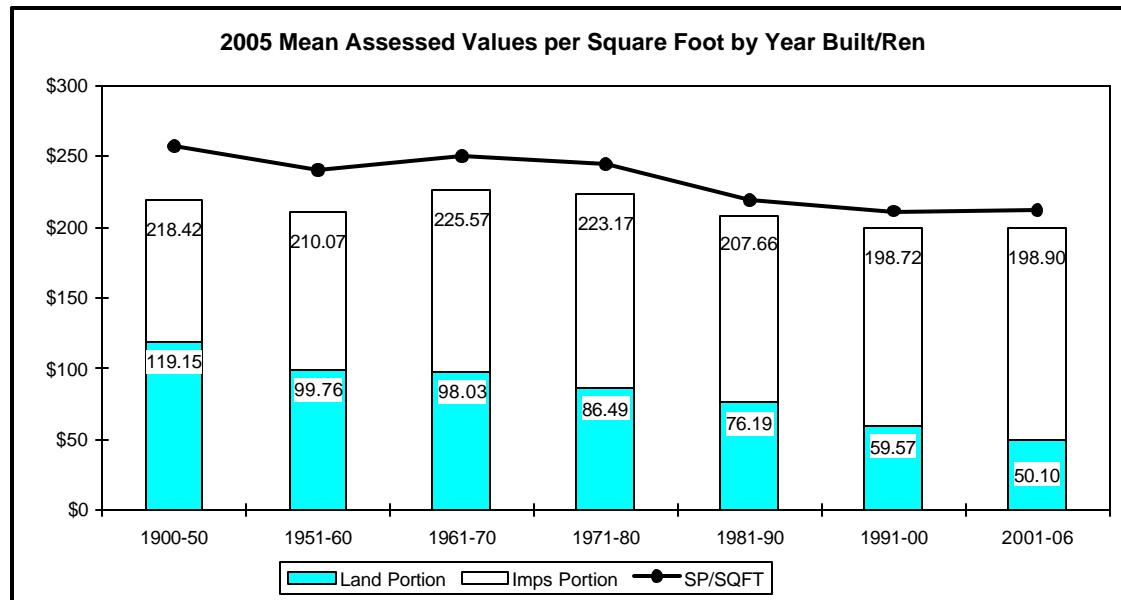
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	4	0.06%
5	10	0.81%	5	16	0.25%
6	50	4.07%	6	274	4.36%
7	502	40.81%	7	2911	46.32%
8	389	31.63%	8	2185	34.77%
9	249	20.24%	9	760	12.09%
10	30	2.44%	10	127	2.02%
11	0	0.00%	11	4	0.06%
12	0	0.00%	12	3	0.05%
13	0	0.00%	13	0	0.00%
		1230			6284



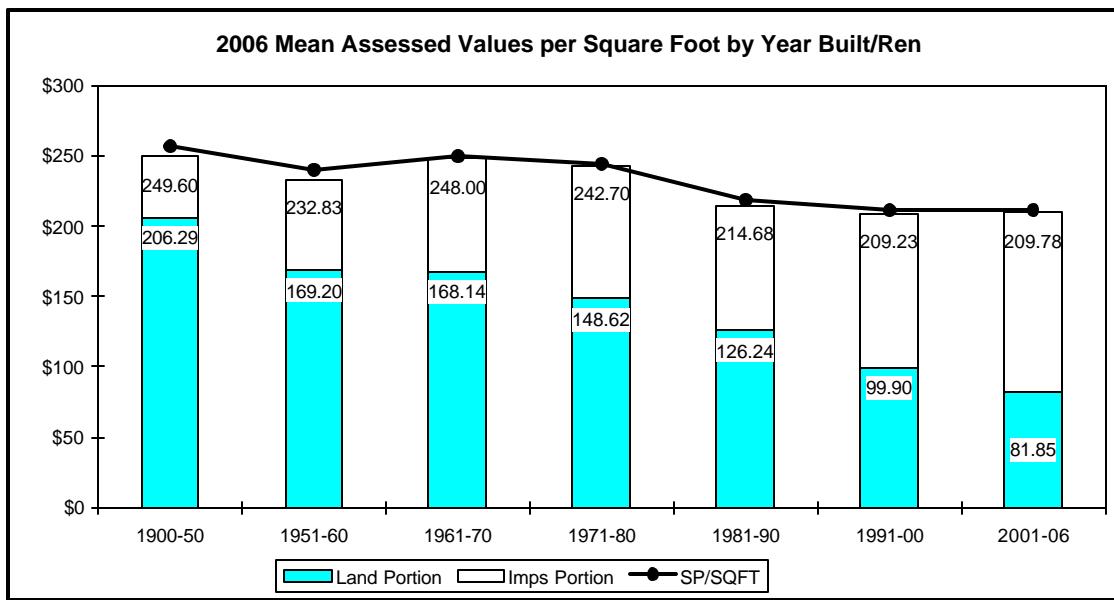
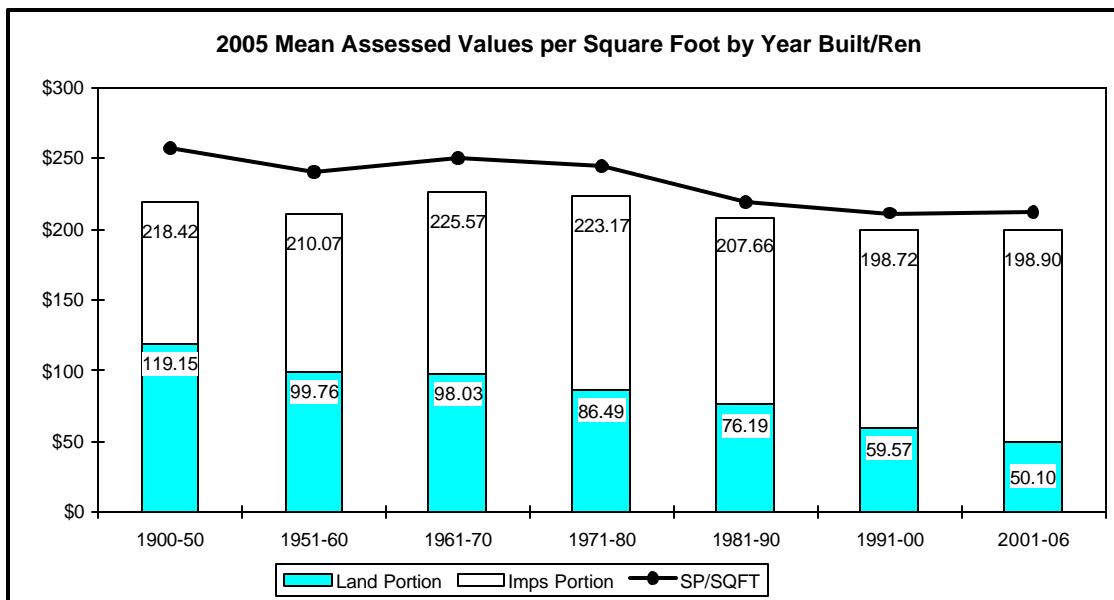
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2005 and 2006 Per Square Foot Values by Year Built or Year Renovated



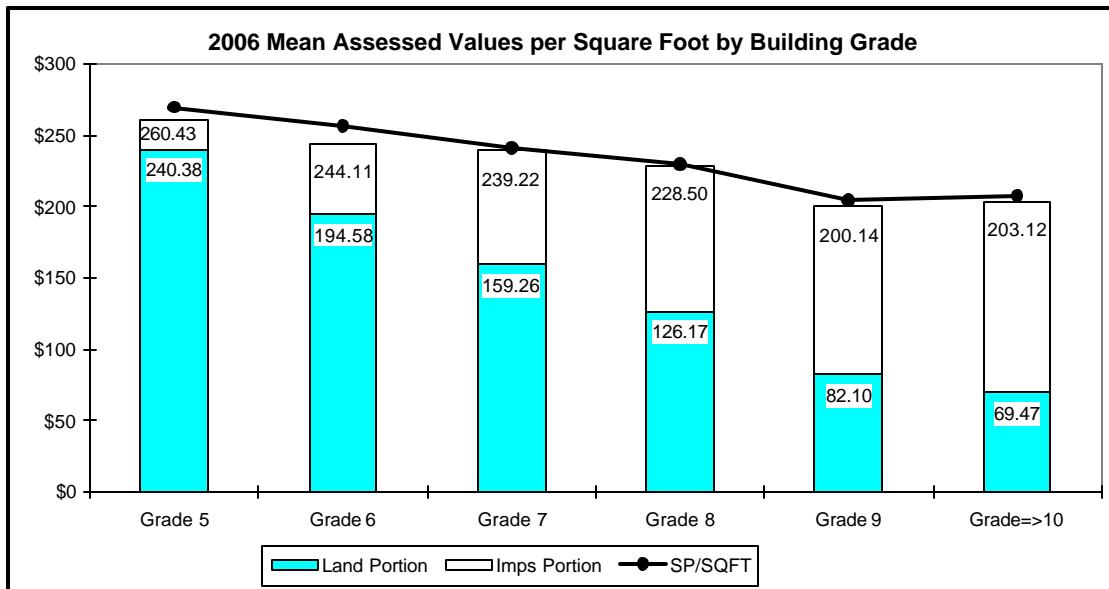
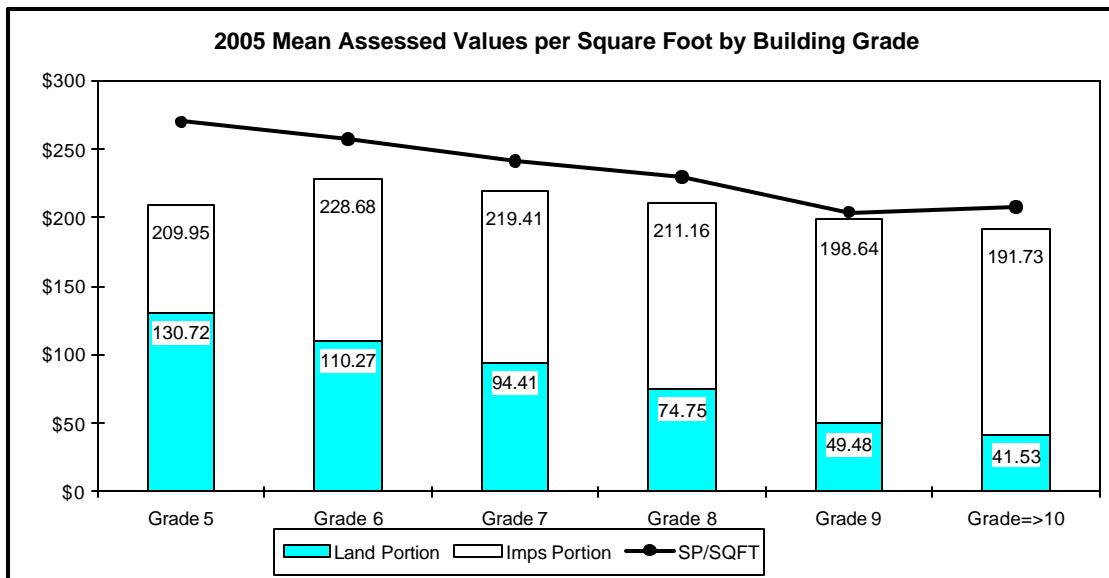
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2005 and 2006 Per Square Foot Values by Above Grade Living Area



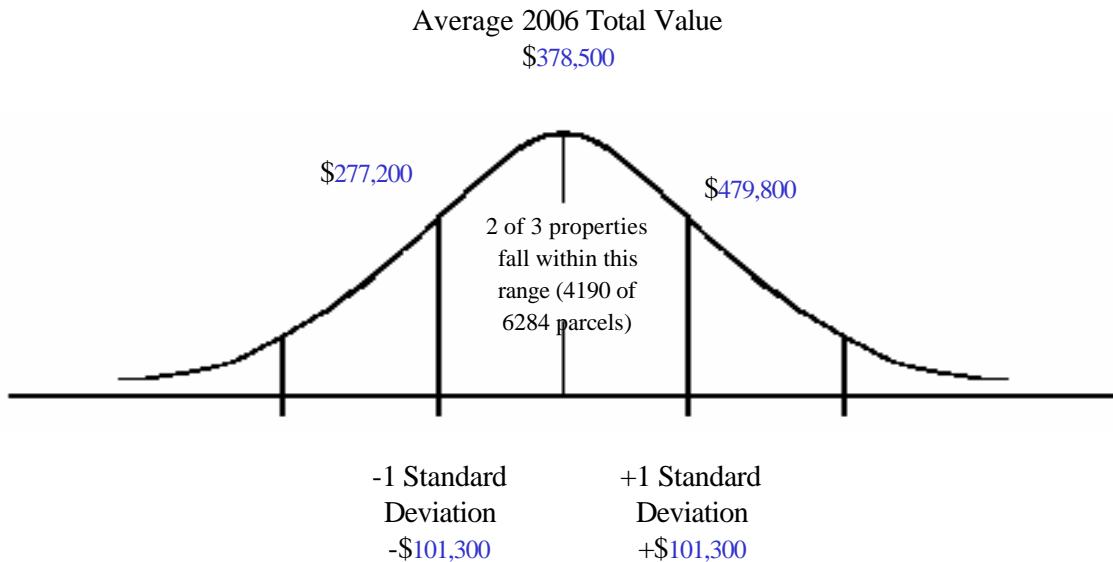
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2005 and 2006 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Population Summary

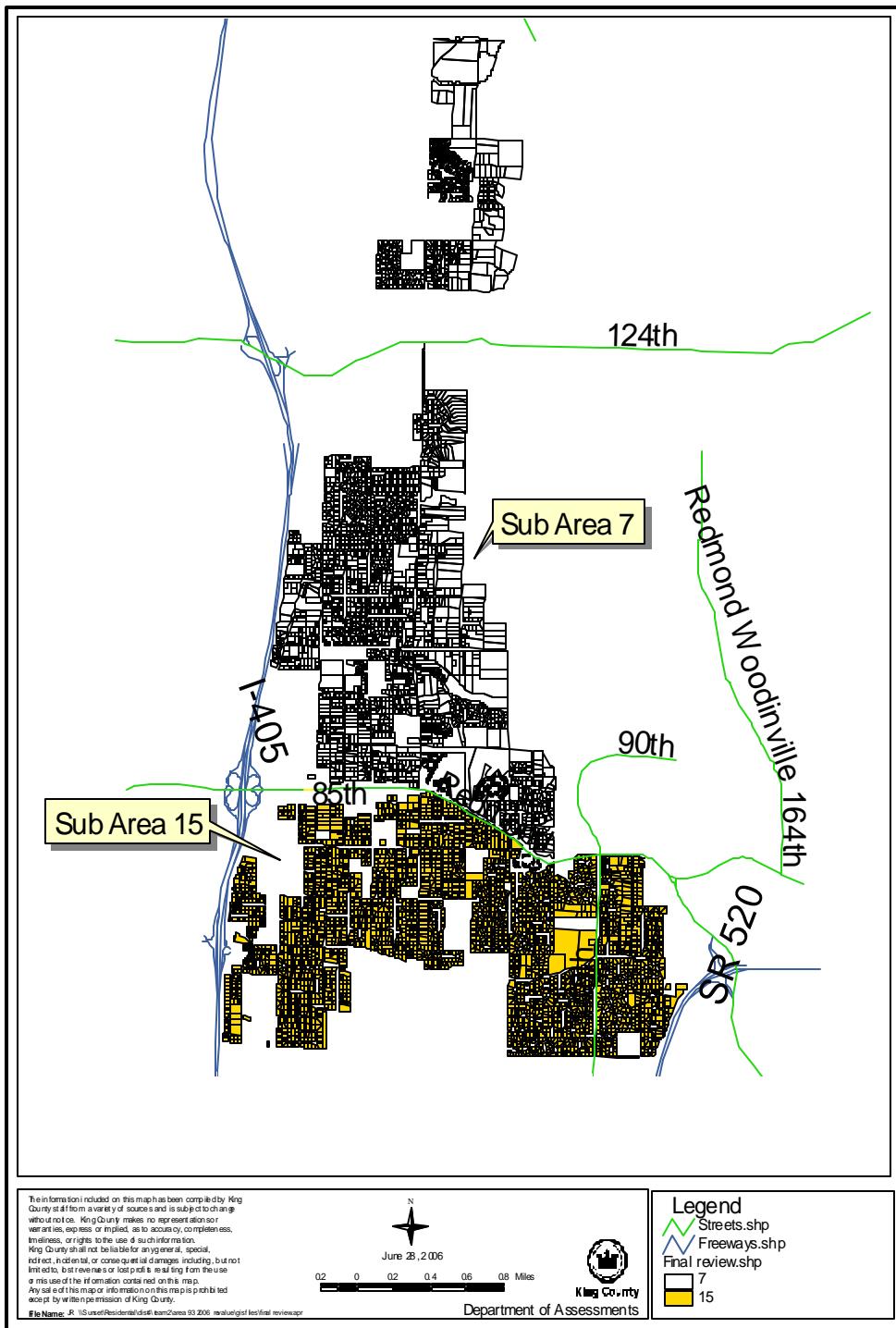


The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2005 or 2006 improvement values of \$25,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

Area Map

AREA 93



Analysis Process

Highest and Best Use Analysis

As if vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

As if improved: Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions, Departures and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- ⊕ Sales from 1/2003 to 1/2006 (at minimum) were considered in all analyses.
- ⊕ No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of three years of market information without time adjustments, averaged any net changes over that time period.
- ⊕ This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

Identification of the Area

Name or Designation:

Area Name: East Kirkland / Rose Hill / Kingsgate

Boundaries:

Area 93-7, East Kirkland / Kingsgate is defined by the boundaries of NE 85th Street / NE Redmond Way on the South, NE 144th Street to the North, I-405 on the East, and 154th Avenue NE / Old Redmond Road on the West

Area 93-15, Rose Hill is defined by the boundaries of NE 85th Street / NE Redmond Way on the North, NE 60th Street on the South, I-405 on the East, and SR 520 on the West

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 93 has three distinct neighborhoods Rose Hill on the South end, Kingsgate to the North, and East Kirkland in the middle. The area is a mixture of single family residential, multi-family residential, and commercial properties. Area 93 has become increasingly desirable due to it's proximity to Kirkland city center to the West and Microsoft campus to the Southeast. Access to and from the area is adequately served by I-405, SR520, and several main arterial roads NE 85th St. and 124th Ave NE..

Sub-Area 93-7 consists of East Kirkland and Kingsgate. Both communities are experiencing a fast market. There is also revitalization of residential development in the area. A major factor in this new housing development is the expansion of public sewer to the area. Older homes built during the 1950's and 1960's on parcel are large enough to allow for subdivision are being bought and demolished to allow newer two-story subdivisions. The same development is occurring with vacant parcels where new sewer lines are now available.

Sub-Area 93-15 consists of the Rose Hill neighborhood. It also is experiencing a fast market and the same type of new residential construction. However due to the large number of established plats, Rose Hill is not experiencing the same type of Gentrification as sub-area 7.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2006 recommended values. This study benchmarks the current assessment level using 2005 posted values. The study was also repeated after application of the 2006 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 14.05% to 12.81%.

Scope of Data

Land Value Data:

Vacant sales from 1/2003 to 1/2006 were given primary consideration for valuing land. From the 16 vacant land sales we were able to establish reliable land values.

Further consideration was given to the 6 multi-parcel land sales for additional market evidence and as support in the building of the land valuation model.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

There are 6901 parcels in area 93, most of which are located in plats.

Vacant sales from 1/2003 to 1/2006 were given primary consideration for valuing land. From the 16 vacant land sales we were able to establish reliable land values.

Further consideration was given to the 6 multi-parcel land sales for additional market evidence and as support in the building of the land valuation model.

Base land values were calculated on a per site value. Tax lots were valued by lot size rather than on a per site basis.

Larger site, where short platting is typical, were valued based on the zoning and the numbers of sites allowed for development with consideration for the “on site” development costs.

A number of parcel in area 93 have Territorial, Cascade Mts., and Olympics Mts. View amenities. Paired sales analysis was used to determine the positive adjustment for these properties. Paired sales analysis was also used to measure the impacts from; topography, traffic noise, streams, sensitive areas, ‘and other nuisances’. The adjustments for negative impacts were applied to those properties.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

SQFT	Sewer available	No sewer available
1,500 sqft	\$130,000	\$70,000
3,000 sqft	\$160,000	\$100,000
4,000 sqft	\$185,000	\$125,000
5,000 sqft	\$200,000	\$140,000
6,000 sqft	\$207,000	\$147,000
7,000 sqft	\$215,000	\$155,000
8,500 sqft	\$222,000	\$162,000
10,000 sqft	\$230,000	\$170,000
12,000 sqft	\$237,000	\$177,000
14,440 sqft+ (excess land valued @ 5% of land schedule)	\$245,000	\$185,000
0.5 ac.	\$275,000	\$215,000
1 ac.	\$300,000	\$240,000

NOTE: Additional site: are sites where division into 2 or more potential lots is possible based on zoning. These are valued having a Base Land site per schedule + \$90,000 (sewer available) and \$70,000 (no sewer available) per additional site.

Land Value Adjustments		
Views	Average	Good
Olympic	5%	7%
cascade	5%	
Green Belt	\$5,000	
Traffic/Noise		
Moderate	-5% additional -5% for egress	
High	-10% additional -5% for egress	
Extreme	-20%	

Impacts	
Topography	-5% to 80%
Wet Land/Streams	-5% to 80%
NPGE	-5% to 80%
Flag Lots	Calculated Flag portion of lot.
Nuisance	
Power Lines	-3% to -8%
Gas Lines	-8%
Gun Range	-5%
Irregular Size/Shape	-5% to 30%
Non Perc	up to -40%

Plat Values		
Name	Major #	Base Land
Allison Estates	018600	\$210,000
Blue Ridge	086600	\$200,000
Forest Grove	259240	\$190,000-\$200,000
Fox Hollow	261992	\$215,000
Foxbrier	262173	\$230,000-\$235,000
Langley Ranch	418710	\$200,000-\$220,000
Linn Heights Addition	435970	\$185,000
Maplebrook Lane	511605	\$140,000-\$168,000
Maplebrook Lane	511606	\$150,000-\$165,000
Meadow View	541530	\$215,000
Perkins Lane	671700	\$209,000-\$220,000
The Pointe	683800	\$158,000-\$185,000
Sam Hill	752440	\$223,000-\$392,000
Sharon Place Addition	771730	\$165,000-\$166,000
Skyview Estates	781200	\$172,000-\$246,000
Sunrise Vue	812630	\$223,000-\$270,000
Totem Vista	866340	\$204,000-\$215,000
Upland Green	883520	\$160,000-\$190,000
Upland Green	883521	\$156,000-\$170,000
Upland Green	883522	\$160,000-\$165,000
Village At Blue Gables	894431	\$205,000
Walden Ridge	911320	\$215,000
Wethersfield	932930	\$215,000-\$245,000
Willows Crest	943010	\$231,000
Willows Crest	943011	\$250,000
Burke-Farrars Div 1	124190	\$215,000

Plat Values		
Name	Major #	Base Land
Cameo Park	131295	\$222,000
Comstock Place	173260	\$215,000
Conifer Ridge	173710	\$222,000
Danielson Grove	189110	\$200,000
Dunvegan	212800	\$220,000
Empire Add	234000	\$230,000
Evergreen Lane Road	241995	\$215,000
Evergreen Place	242300	\$215,000
Evergreen Place Div 2	242301	\$215,000
Evergreen Place Div 3	242302	\$215,000
Firwood Glen	256490	\$215,000
GrayLands Slope	287000	\$207,000
Homewood Add	344600	\$230,000
Kirland Bunglows	388600	\$200,000
La Rose Park	419140	\$222,000
La Rose Park Div 2	419150	\$230,000
Lu-Gene Add Div 1	445870	\$230,000
Maple Lane	509680	\$225,000
Merrywood Div 2	548730	\$230,000
North Fir	613950	\$215,000
Orchard Park Lane	640331	\$220,000
Palarama Estates	660850	\$230,000
Park Lane	664790	\$222,000
Rose Hill Woods	742020	\$215,000-\$218,000
Rosecrest Lane Add	742460	\$230,000
Roselane Div 2	742780	\$215,000
Springwalk	794140	\$215,000
Trend Div 1	867940	\$222,000
Trend Div 2	867950	\$222,000
Trend Div 3	867960	\$222,000
Victoria Park	889898	\$215,000
Warners 1st Add	917050	\$225,000
Zewatch Sunview Add	989000	\$225,000
93-15		
Name	Major #	Base land
Bay View Estates	056900	\$215,000-\$222,000
Bellwood Estates	068653	\$222,000-\$240,000
Birchwood	081800	\$221,000
Bridle Crest	108580	\$222,000
Bridle Ridge	108610	\$230,000-\$230,000
Bridle Trails Park Div 1	108710	\$230,000
Bridle Trails Park Div 2	108750	\$230,000
Bridle Trails Park Div 3	108770	\$230,000
Bridle Trails Park Div 4	108790	\$230,000
Bridle Tree	108800	\$230,000

Plat Values		
Name	Major #	Base Land
Bristol Woods	111580	\$226,000
Bristol Woods Div 2	111581	\$215,000-\$226,000
Cambridge View	131093	\$222,000
Cedar Terrace	147151	\$207,000-\$218,000
Colonial Lane	169800	\$230,000
Conifer Lane	173795	\$235,000
Crestwood Div 2	184210	\$220,000-\$230,000
Crestwood Div 3	184220	\$210,000-\$230,000
Crestwood Div 4	184230	\$210,000-\$230,001
Crestwood Div 5	184231	\$218,000
Fir Glen Div 2	254720	\$215,000
Fir Glen Div 3	254721	\$230,000
Grass Lawn Park Estates	286910	\$218,000-\$230,000
Grasslawn Village	286920	\$208,000-\$223,000
Greenbrier	289600	\$225,000-\$235,000
Greentree Estates	290970	\$228,000
Gregory Place	293540	\$218000-\$226,000
Inland Park Div 8	358523	\$215,000
James Place	365760	\$220,000
Lechner Ridge	424900	\$224,000
Mattausch Development	520250	\$222,000
Merrywood	548720	\$229,000
Merrywood Div 3	548731	\$208,000-\$229,000
Morris Manor	565720	\$230,000
Northwood Redmond	620265	\$207,000-\$221,000
Northwood	620290	\$230,000
Osborne	642100	\$233,000-\$240,000
Parkwood East	667270	\$218,000-\$222,000
Pine Ridge	679210	\$223,000
Portio Place	687030	\$170,000
Redcrest Add Div 3	719132	\$220,000-\$230,000
Redcrest Add Div 4	719733	\$220,000
Redcrest Add Div 5	719735	\$220,000-\$228,000
Redmond View	720243	\$227,000-\$235,000
Rose Vista Div 2	742410	\$222,000
Rosemont Vista	743250	\$230,000
Rosewood Glen	743650	\$215,000
Rosewood Park Add 2	743700	\$230,000
Sheffield Greens Div 1	773230	\$227,000-\$235,000
Sheffield Greens Div 2	773240	\$222,000-\$235,000
Spiritbrook	792270	\$220,000-\$230,000
Spiritbrook Div 2	792271	\$220,000-\$230,000
Spiritbrook Div 3	792272	\$220,000-\$230,000
Spiritcrest	792275	\$230,000
Stafford Hansell Div 7	795504	\$220,000

Plat Values		
Name	Major #	Base Land
Strattford Village	804420	\$182,000
Strattford	804450	\$220,000
Stattford South	804470	\$215,000
Strattford South	804470	\$215,000
Strattonwood	804500	\$216,000-\$230,000
Sunrise Park	812345	\$222,000
Tally Ho Div 2	856250	\$220,000-\$230,000
Tally Ho Div 3	856260	\$220,000-\$230,000
Tally Ho Div 4	856270	\$220,000-\$230,000
Tamarac Ridge	856285	\$222,000
West Cascade Estate	926520	\$214,000-\$235,000
Wildwood Glen	941350	\$218,000-\$228,000
Wildwood Glen	941350	\$218,000-\$228,000
Wildwood Glen 2	941351	\$228,000
Woodford	951250	\$220,000-\$224,000

Vacant Sales Used In This Physical Inspection Analysis
Area 93

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
007	272605	9030	1/24/05	\$2,535,000	163785	Y	Y
007	272605	9144	9/20/05	\$265,000	10194	N	Y
007	332605	9202	11/23/04	\$300,000	13700	N	Y
007	388810	0056	5/20/04	\$225,000	7012	N	Y
007	388810	0136	4/7/05	\$895,000	52272	N	Y
007	389510	0035	11/3/04	\$500,000	43996	N	Y
007	674370	0145	2/12/04	\$154,000	7082	N	Y
007	674370	0214	6/25/04	\$215,000	7253	N	Y
007	674370	0347	8/11/05	\$382,000	14260	N	Y
015	042505	9020	11/4/05	\$310,000	9204	N	Y
015	102505	9211	1/19/05	\$250,000	5706	N	Y
015	102505	9212	2/3/05	\$250,000	5706	N	Y
015	102505	9213	1/18/05	\$235,000	6474	N	Y
015	102505	9214	3/3/05	\$250,000	6422	N	Y
015	943530	0111	10/13/04	\$107,000	4350	N	Y

***Multi Parcel**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
007	032505	9157	7/19/04	\$515,000	26566	N	N
007	032505	9158	7/19/04	\$515,000	19799	N	N
007	683800	0550	4/20/05	\$295,000	1435	N	N
007	683800	0555	4/20/05	\$295,000	252	N	N
007	932930	0120	5/24/05	\$535,000	16751	N	N
007	932930	0130	5/24/05	\$535,000	7207	N	N
015	081800	0230	11/28/05	\$465,000	6480	N	N
015	081800	0240	11/28/05	\$465,000	7796	N	N
015	642110	0341	5/12/05	\$1,400,000	7828	N	N
015	642110	0344	5/12/05	\$1,400,000	7829	N	N
015	642110	0345	5/12/05	\$1,400,000	7828	N	N
015	642110	0346	5/12/05	\$1,400,000	7827	N	N
015	666600	0005	9/9/04	\$455,000	13585	N	N
015	666600	0010	9/9/04	\$455,000	14342	Y	N

*Note on Multi Parcel Sales: Consideration was given to the 6 multi-parcel land sales for additional market evidence and as support in the building of the land valuation model.

Vacant Sales Removed From This Physical Inspection Analysis
Area 93

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	123850	0322	04/03	\$20,000	SELLER'S OR PURCHASER'S ASSIGNMENT;
007	123850	0329	12/03	\$25,000	NON-REPRESENTATIVE SALE;
007	123850	0485	08/03	\$152,188	QUIT CLAIM DEED;
007	123850	0847	06/03	\$140,000	BUILDER OR DEVELOPER SALES;
007	124670	0031	06/03	\$170,000	NO MARKET EXPOSURE;
007	222605	9116	06/04	\$262,500	NO MARKET EXPOSURE
007	332605	9156	09/05	\$600,000	BUILDER OR DEVELOPER SALES;
007	332605	9169	01/03	\$10,000	NO MARKET EXPOSURE;
007	332605	9252	07/03	\$97,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	388810	0120	08/05	\$287,500	BUILDER OR DEVELOPER SALES;
007	388810	0124	12/05	\$283,750	BUILDER OR DEVELOPER SALES;
007	388810	0185	11/05	\$10,000	BUILDER OR DEVELOPER SALES;
007	388810	0222	03/03	\$140,000	NO MARKET EXPOSURE;
007	388810	0225	04/04	\$227,500	NO MARKET EXPOSURE;
007	389510	0041	03/04	\$140,000	NO MARKET EXPOSURE;
007	389510	0041	10/04	\$140,000	NO MARKET EXPOSURE;
007	552520	0010	07/05	\$165,000	NO MARKET EXPOSURE;
007	674170	0185	09/04	\$185,000	TEAR DOWN;
007	867950	0140	02/04	\$135,000	TEAR DOWN; STATEMENT TO DOR;
015	022510	0110	09/03	\$350,000	NO MARKET EXPOSURE;
015	092505	9086	09/04	\$125,000	TEAR DOWN;
015	092505	9133	03/05	\$360,000	TEAR DOWN;
015	092505	9157	04/05	\$10,000	NO MARKET EXPOSURE;
015	092505	9244	09/04	\$125,000	BUILDER OR DEVELOPER SALES;
015	092505	9260	03/05	\$220,000	TRADE;
015	092505	9261	03/04	\$1,000	QUIT CLAIM DEED; AND OTHER WARNINGS;
015	092505	9298	09/04	\$125,000	BUILDER OR DEVELOPER SALES;
015	092505	9303	05/03	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	092505	9304	05/03	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	092505	9309	06/05	\$255,000	BUILDER OR DEVELOPER SALES;
015	124150	0004	07/05	\$313,000	TEAR DOWN;
015	124150	0050	05/05	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	124150	0064	03/03	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	388910	0016	08/03	\$330,000	NO MARKET EXPOSURE;
015	388910	0016	02/04	\$407,000	TEAR DOWN; SEGREGATION AND/OR MERGER;
015	389510	0145	05/03	\$500	GOVERNMENT AGENCY; \$1,000 SALE OR LESS;
015	640070	0391	07/04	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	687030	0120	11/05	\$429,950	NEW IMP
015	943530	0086	11/04	\$1,440,000	MULTI-PARCEL SALE;

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2003 to 1/2006 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

The sales sample represents the population quite well for most characteristics. Charts which illustrate these representations are included in the Executive Summary section of this report.

This report does not include any market trends. Only sales for the previous three years were utilized to minimize the effect of any trends upon the assessed value.

A single value model was developed for this area. It is a multiplicative model calibrated using market sales data. The analysis for this area consisted of a general review of applicable characteristics such as base land value, building grade, age, condition, living area, accessory buildings, lot size, land issues, and neighborhood. The results showed that including variables for base land value, building replacement cost new (rcn), accessory building replacement cost less depreciation (rcnlnd), age, condition, year built, sub area 15, split entry homes, lot less than 3000 square feet, parcel with extreme traffic, and plat 856250, 743630, 883520-883522 improved the level of assessments and uniformity throughout the area.

Exception parcels parameters are listed under the Total Value Parcel Model in the next section. The multiplicative model excludes parcels where the base land value exceed the total calculated by the model. Other parcels that were excluded included grade less than 5 and greater than 11, condition less than fair or greater than good. These properties were valued utilizing the total value model, direct cost model, and market sales as indicator.

Under all circumstances, appraiser judgment was used to determine the applicability of the model to any particular parcel.

The improved parcel total value models are included later in this report.

Improved Parcel Total Value Model Calibration

The majority of improved properties in Area 93 were valued using the multiplicative valuation model described below. The model was developed using NCSS (Number Crunching Statistical Software). RCN is an acronym for Replacement Cost New and RCNLD is Replacement Cost New Less Deprecation. Excel transformation with regression coefficients are in italics.

<u>Variable</u>	<u>Transformation</u>
Intercept	=2.399511
Base Land	=Natural Log of Total Base land divided by 1000 = <i>LN (TotalRCN/1000)*.285542</i>
Building RCN	= Natural Log of Building RCN divided by 1000 = <i>LN (BuildingRCN/1000)*.4533266</i>
Accessory RCNLD	=Natural Log of Accessory RCNLD divided by 100 +1 = <i>LN ((Accessory RCNLD/100) +1)* .007999026</i>
Age	=Natural Log of Age + 1 = <i>LN (2007-Yrblt/Renovated+1)*-.1192001</i>
Sub Area 15	=Natural Log of 10 if located in Sub Area 15 = <i>if (SubArea=10,LN (10),0)*.01188713</i>
Fox Hollow 856250	=Natural Log of 10 if located in Fox Hollow = <i>If (Majnumeric=856250,LN (10),0) -.0291075</i>
Rose Wood Commons 743630	=Natural Log of 10 if located in Rose Wood Commons = <i>If (Majnumeric=743630,LN(10),0)*-.09551375</i>
Upland Greens Div 1 883520	=Natural Log of 10 if located in Upland Greens Div 1 = <i>If (Majnumeric=883520,LN(10),0)*-.05752507</i>
Upland Greens Div 2 & 3 883521 & 88522	=Natural Log of 10 if located in Upland Greens Div 2 & 3 = <i>If (or(Majnumeric=883521,Majnumeric=883522,LN (10),0)*-.08155609</i>
Good Condition	=Natural Log of 10 if Condition is Good = <i>If (Cond=4,LN(10),0)*.01920888</i>
Very Good Condition	=Natural Log of 10 if Condition is Very Good = <i>If (Cond=5,LN(10),0)*.09473941</i>

Improved Parcel Total Value Model Calibration(continued)

Split Entry	=Natural Log of 10 if Split Entry =If (and(Stry=1), ((FstFlr-TotBsmt)>=-300), ((FstFlr-TotBsmt)<=-300), (BsmtGar>0), (YrBuilt>1960), (YrBuilt<1985), LN(10), 0)*-.01784721
SqftLot < 3000sqft	=Natural Log of 10 if Lot Sqftlot < 3000sqft =If (SqftLot<3000, LN(10), 0)*-.02389493
Traffic Noise Extreme	=Natural Log of 10 if Traffic Noise is Extreme =If (HvyTraf>2, LN(10), 0)*-.08774789

Improved Parcel Valuation Model

$\text{EXP}(2.399511 + 1.188713E-02 * \text{Sub15YN} - 0.291075 * \text{Plat856250YN} - 5.752507E-02 * \text{Plat883520YN} - 9.551375E-02 * \text{Plat743630YN} + .285542 * \text{BaseLandC} + .4533266 * \text{BldgRcnC} + 7.999026E-03 * \text{AccyRcnldC} - 1.192001 * \text{AgeC} + 1.920888E-02 * \text{GoodYN} + 9.473941E-02 * \text{VGoodYN} - 1.784721E-02 * \text{SplitEntryYN} - 2.389493E-02 * \text{SmallLot3000YN} - 8.774789E-02 * \text{EXTREMETrafYN} - 8.155609E-02 * \text{Plat883521thru883522}) * 1000$

Truncate the result to “000”

Select Land Value=Base Land Value

Select Improvements Value=EMV-Select Land Value

Exceptions :

- Very Good Condition
- Condition less than Fair
- Grade greater 11
- Grade less 5
- Number of building greater than 1
- If total EMV is less than base land value
- Buildings with % obsolescence greater than 0
- Buildings with % net condition greater than 0
- Buildings < 100% complete

Exception Parcel Valuation:

- EMV x .90
- Appraiser Judgment
- Appraiser Judgment
- Appraiser Judgment
- EMV Bldg 1 + Rcnld Bldg 2
- Appraiser Judgment
- % of EMV
- % of EMV
- % of EMV

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used In This Physical Inspection Analysis
Area 93

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
007	123310	0812	8/31/04	\$300,000	950	0	5	1932	3	15660	N	N	12911 NE 130TH ST	
007	123310	0812	10/17/05	\$300,000	950	0	5	1932	3	15660	N	N	12925 NE 131ST PL	
007	032505	9063	4/6/04	\$300,000	1010	0	5	1945	3	27007	N	N	12429 NE 90TH ST	
007	332605	9075	10/27/05	\$416,500	1960	0	5	1934	5	9151	N	N	14207 NE 84TH CT	
007	272605	9130	6/15/05	\$298,920	760	760	6	1967	4	7332	N	N	12620 NE 114TH PL	
007	342605	9050	7/12/05	\$286,000	790	0	6	1984	3	6969	N	N	12808 NE 106TH PL	
007	123310	0813	12/10/03	\$269,000	970	0	6	1959	4	19720	N	N	8538 139TH AV NE	
007	932930	0020	7/21/05	\$340,000	1030	0	6	1980	3	6900	N	N	6804 140TH PL NE	
007	932930	0180	5/3/05	\$309,950	1030	0	6	1980	4	6809	N	N	6007 150TH CT NE	
007	287000	0030	11/3/03	\$200,500	1050	0	6	1963	3	6000	N	N	12708 NE 105TH CT	
007	867960	0090	5/21/03	\$257,000	1060	400	6	1961	3	12482	N	N	7617 140TH PL NE	
007	287000	0050	12/12/03	\$243,000	1070	0	6	1964	3	8915	N	N	12708 NE 105TH CT	
007	287000	0080	7/1/04	\$274,500	1080	0	6	1959	4	6000	N	N	12908 NE 103RD PL	
007	867950	0130	7/11/05	\$322,500	1100	0	6	1960	4	9630	N	N	14720 NE 64TH ST	
007	932930	0070	7/26/05	\$335,000	1140	0	6	1981	3	7230	N	N	15333 NE 66TH CT	
007	674170	0179	6/2/04	\$238,000	1150	0	6	1964	4	7760	N	N	10230 SLATER AV NE	
007	771730	0050	8/25/05	\$285,000	1150	0	6	1970	4	10005	N	N	7844 126TH AV NE	
007	867950	0120	2/21/04	\$224,500	1180	0	6	1960	3	9500	N	N	12023 NE 65TH ST	
007	032505	9056	9/17/03	\$288,000	1200	0	6	1965	4	15000	N	N	10830 132ND AV NE	
007	867960	0290	12/30/04	\$274,950	1200	0	6	1962	3	9984	N	N	12421 NE 65TH PL	
007	123850	0445	10/11/04	\$281,800	1220	0	6	1968	4	8400	N	N	13217 NE 139TH PL	
007	124670	0050	5/21/04	\$270,000	1220	0	6	1947	4	17172	N	N	8409 140TH AV NE	
007	674370	0336	12/8/04	\$328,950	1250	0	6	1957	3	9225	N	N	9926 130TH AV NE	
007	388810	0030	2/7/05	\$325,000	1270	0	6	1968	4	10227	N	N	11805 132ND PL NE	
007	867940	0120	3/14/05	\$310,000	1300	0	6	1960	4	9600	N	N	7520 124TH AV NE	
007	867960	0010	4/25/05	\$330,000	1300	1010	6	1961	4	12375	N	N	7823 132ND AV NE	
007	123850	0331	4/15/05	\$294,000	1320	0	6	1963	4	10000	N	N	13636 133RD AV NE	

Improved Sales Used In This Physical Inspection Analysis
Area 93

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	867950	0110	4/4/05	\$270,000	1320	0	6	1960	3	9300	N	N	6202 123RD AV NE
007	123850	0401	4/26/05	\$302,640	1360	0	6	1965	3	9089	N	N	13704 134TH AV NE
007	867950	0050	7/19/04	\$306,000	1370	0	6	1960	3	10075	N	N	13723 NE 73RD PL
007	388810	0069	8/20/04	\$305,000	1420	0	6	1960	3	17503	N	N	10021 131ST PL NE
007	771730	0030	8/19/05	\$356,000	1660	0	6	1970	4	9120	N	N	7020 151ST AV NE
007	123310	0726	8/25/03	\$339,000	1720	680	6	1948	4	17000	N	N	13130 129TH CT NE
007	674370	0030	4/22/04	\$305,000	2190	0	6	1928	4	8402	N	N	13060 134TH AV NE
007	388810	0226	5/24/05	\$406,000	2400	0	6	1948	5	8666	N	N	11313 127TH PL NE
007	511605	0100	10/6/05	\$298,000	760	0	7	1984	5	2562	N	N	12613 NE 114TH PL
007	259240	0890	5/16/03	\$240,000	850	430	7	1971	3	7380	N	N	12915 NE 110TH PL
007	259240	1050	2/12/04	\$278,950	850	430	7	2003	3	8400	N	N	13101 NE 97TH ST
007	883520	0790	10/18/04	\$200,000	870	0	7	1981	3	4025	N	N	6602 123RD AV NE
007	883520	0790	11/9/05	\$237,000	870	0	7	1981	3	4025	N	N	14016 NE 71ST PL
007	883521	0020	5/16/03	\$184,950	900	0	7	1982	3	3780	N	N	7209 137TH AV NE
007	883521	0010	8/26/03	\$179,950	920	0	7	1981	3	5728	N	N	14104 NE 72ND ST
007	883521	0410	2/25/04	\$184,000	920	0	7	1981	3	3322	N	N	7106 134TH AV NE
007	883521	0490	4/24/04	\$190,000	920	0	7	1981	3	3689	N	N	7813 132ND AV NE
007	883521	0500	5/4/04	\$189,000	920	0	7	1981	3	3388	N	N	6417 125TH AV NE
007	883520	0800	12/6/04	\$195,000	930	0	7	1981	3	2600	N	N	14007 NE 71ST PL
007	883520	0880	9/4/03	\$175,000	930	0	7	1981	4	2619	N	N	14719 NE 65TH ST
007	242301	0310	6/9/03	\$250,000	940	0	7	1977	3	6300	N	N	8618 134TH CT NE
007	883520	0870	2/14/05	\$217,950	940	0	7	1981	4	3311	N	N	12234 NE 64TH ST
007	867960	0330	5/23/05	\$340,000	960	960	7	1961	4	7865	N	N	7517 128TH PL NE
007	883520	0160	3/17/04	\$238,950	970	0	7	1983	3	5000	N	N	12648 NE 73RD ST
007	883520	0160	3/28/05	\$284,000	970	0	7	1983	3	5000	N	N	6811 149TH AV NE
007	123310	0873	2/28/05	\$331,500	1010	0	7	1968	3	19200	N	N	8538 139TH AV NE
007	259240	0090	6/2/03	\$231,000	1010	0	7	1970	3	7800	N	N	12829 NE 106TH PL
007	663990	0195	11/17/03	\$240,000	1010	0	7	1968	3	12000	N	N	10125 127TH AV NE
007	663990	0195	7/12/05	\$315,000	1010	0	7	1968	3	12000	N	N	10112 127TH AV NE
007	660850	0120	5/18/05	\$345,000	1020	0	7	1960	3	10350	N	N	13320 NE 93RD ST
007	883520	0320	1/7/03	\$205,000	1040	0	7	1980	3	4744	N	N	6505 149TH AV NE
007	883520	0350	7/23/03	\$229,950	1040	0	7	1980	3	5066	N	N	14715 NE 66TH ST

Improved Sales Used In This Physical Inspection Analysis
Area 93

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	660850	0160	9/21/04	\$309,500	1050	1050	7	1962	3	10350	N	N	12719 NE 103RD PL
007	256490	0230	6/1/05	\$326,000	1070	0	7	1982	3	10902	N	N	8306 140TH AV NE
007	548730	0300	10/25/05	\$354,950	1070	0	7	1963	3	10050	N	N	12708 NE 92ND PL
007	660850	0190	7/16/03	\$291,950	1070	0	7	1964	3	9975	N	N	9101 125TH AV NE
007	419150	0120	3/23/04	\$309,500	1080	940	7	1963	3	10500	N	N	12223 NE 105TH ST
007	419150	0180	4/27/04	\$322,000	1080	1080	7	1963	3	10425	N	N	12720 NE 101ST PL
007	419150	0180	7/12/04	\$373,000	1080	1080	7	1963	3	10425	N	N	13320 NE 117TH WY
007	419150	0210	10/21/04	\$334,950	1080	1080	7	1963	3	10350	N	N	12417 NE 105TH ST
007	674370	0013	5/19/05	\$312,000	1080	0	7	1986	3	7245	N	N	8427 143RD CT NE
007	894431	0130	11/14/05	\$365,000	1080	610	7	1989	4	5334	N	N	13760 NE 74TH ST
007	894431	0210	10/4/05	\$423,000	1080	610	7	1989	4	5163	N	N	7561 126TH AV NE
007	894431	0280	9/23/04	\$320,000	1080	610	7	1989	3	5000	N	N	7615 135TH PL NE
007	123310	0690	7/13/05	\$535,000	1090	770	7	2001	3	9800	N	N	10032 136TH AV NE
007	256490	0250	4/20/05	\$285,000	1090	0	7	1982	3	9880	N	N	12847 NE 107TH PL
007	674370	0014	7/2/03	\$227,000	1090	0	7	1986	3	5995	N	N	13418 NE 108TH ST
007	674370	0014	7/8/05	\$321,500	1090	0	7	1986	3	5995	N	N	12710 NE 103RD PL
007	989000	0030	2/4/05	\$332,500	1090	0	7	1963	3	10425	N	N	11715 NE 67TH PL
007	883520	0780	7/2/03	\$222,750	1100	0	7	1981	3	3646	N	N	6921 150TH AV NE
007	989000	0010	12/2/05	\$305,000	1110	0	7	1962	4	10425	N	N	14705 NE 76TH ST
007	221609	0190	3/5/04	\$399,000	1110	1050	7	2001	3	6091	N	N	12014 NE 67TH ST
007	259240	0710	11/17/05	\$365,000	1120	1060	7	1972	3	7200	N	N	13029 NE 97TH ST
007	332605	9141	4/7/04	\$336,000	1120	0	7	1964	3	10454	N	N	13064 134TH AV NE
007	419140	0030	8/15/03	\$276,000	1120	1120	7	1962	3	9975	N	N	13516 NE 93RD ST
007	883522	0130	6/21/04	\$212,000	1120	0	7	1982	3	3488	N	N	7304 120TH AV NE
007	242302	0100	9/21/04	\$332,000	1140	780	7	1977	3	7125	N	N	13230 NE 131ST PL
007	259240	0170	11/14/05	\$419,615	1140	1100	7	1972	4	7245	N	N	13406 NE 108TH ST
007	419150	0100	5/15/03	\$275,000	1140	0	7	1963	3	10500	N	N	12219 NE 105TH ST
007	511605	0130	7/25/03	\$230,000	1140	0	7	1984	4	4429	N	N	12507 NE 106TH PL
007	674370	0092	9/1/05	\$410,000	1140	560	7	1989	3	8752	N	N	8751 126TH AV NE
007	883520	0530	8/23/04	\$219,000	1140	0	7	1981	3	3255	N	N	13416 NE 75TH ST
007	242302	0260	2/11/03	\$266,950	1150	700	7	1977	4	5840	N	N	12614 NE 114TH PL
007	883521	0110	12/23/05	\$276,000	1150	0	7	1982	3	3300	N	N	7105 138TH PL NE

Improved Sales Used In This Physical Inspection Analysis
Area 93

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	883521	0130	7/15/05	\$261,000	1150	0	7	1982	3	3927	N	N	7718 138TH PL NE
007	883521	0250	6/20/03	\$205,400	1150	0	7	1981	3	3425	N	N	7406 116TH AV NE
007	883521	0510	2/17/05	\$221,000	1150	0	7	1981	3	4230	N	N	6417 125TH AV NE
007	124670	0133	4/25/05	\$330,000	1160	0	7	1958	5	12300	N	N	13725 NE 87TH ST
007	259240	1030	8/16/04	\$310,000	1160	0	7	1972	3	6935	N	N	13121 NE 97TH ST
007	883520	0250	10/20/04	\$264,950	1160	0	7	1981	4	5000	N	N	12224 NE 61ST ST
007	883522	0120	6/9/04	\$214,000	1160	0	7	1983	4	3488	N	N	7020 127TH AV NE
007	259240	0060	8/22/03	\$252,700	1170	720	7	1970	4	5100	N	N	11675 132ND CT NE
007	259240	0600	9/22/03	\$289,000	1170	810	7	1974	4	8075	N	N	13203 NE 118TH CT
007	259240	0820	6/12/03	\$320,000	1170	780	7	1971	3	5950	N	N	13011 NE 97TH ST
007	259240	0850	12/9/03	\$289,000	1170	810	7	1971	3	6325	N	N	13003 NE 97TH ST
007	259240	1110	6/5/03	\$275,200	1170	810	7	1971	4	7500	N	N	13101 NE 110TH PL
007	419150	0070	4/28/03	\$310,000	1170	1080	7	1963	3	10500	N	N	10428 SLATER AV NE
007	674370	0077	4/12/04	\$350,000	1170	620	7	1993	3	7203	N	N	12709 NE 103RD PL
007	509680	0070	3/29/04	\$280,000	1180	0	7	1963	4	9500	N	N	11311 127TH AV NE
007	388810	0115	3/17/05	\$550,000	1190	1180	7	1989	3	19360	N	N	12712 NE 91ST PL
007	742460	0080	8/8/05	\$343,000	1190	0	7	1966	3	9955	N	N	11626 NE 73RD ST
007	932930	0110	5/19/04	\$313,500	1190	910	7	1981	3	8304	N	N	12027 NE 64TH ST
007	259240	0080	8/9/04	\$284,000	1200	0	7	1970	3	6175	N	N	12711 NE 114TH ST
007	435970	0030	10/12/05	\$350,000	1200	1090	7	1963	3	15096	N	N	8508 142ND AV NE
007	663990	0330	2/10/05	\$353,000	1200	1200	7	1959	3	13000	N	N	12505 NE 102ND PL
007	742022	0010	11/10/03	\$368,000	1200	510	7	1993	3	8533	N	N	13620 NE 135TH PL
007	640270	0210	10/19/04	\$285,000	1210	0	7	1962	3	13562	N	N	14203 NE 86TH PL
007	932930	0060	5/3/04	\$349,900	1210	340	7	1981	4	7220	N	N	12424 NE 70TH CT
007	234000	0050	4/9/04	\$344,950	1220	0	7	1968	4	9750	N	N	8506 134TH CT NE
007	242302	0170	6/21/04	\$335,000	1220	480	7	1977	3	8056	N	N	10914 126TH AV NE
007	511605	0260	7/23/03	\$227,000	1220	0	7	1984	3	1576	N	N	12813 NE 111TH PL
007	242302	0250	2/18/03	\$275,000	1230	550	7	1977	3	6160	N	N	10711 126TH AV NE
007	242302	0270	1/28/05	\$354,950	1230	550	7	1977	3	6960	N	N	12633 NE 109TH ST
007	663990	0355	10/29/03	\$277,000	1230	480	7	1962	3	13468	N	N	12725 NE 86TH ST
007	123850	0826	10/31/05	\$665,000	1240	1200	7	1962	4	52288	N	N	8522 137TH AV NE
007	388810	0093	11/7/05	\$340,000	1240	0	7	1968	3	10043	N	N	12929 NE 87TH ST

Improved Sales Used In This Physical Inspection Analysis
Area 93

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	683800	0400	4/4/05	\$299,950	1240	0	7	1986	3	2359	N	N	13338 NE 97TH ST
007	932930	0140	1/12/05	\$325,000	1240	1000	7	1981	3	7282	N	N	13639 NE 74TH ST
007	131295	0040	6/9/04	\$292,500	1250	0	7	1969	3	10010	N	N	13622 134TH CT NE
007	419140	0080	9/22/05	\$457,000	1250	580	7	1961	4	10375	N	N	12923 NE 101ST PL
007	660850	0130	1/24/05	\$300,000	1250	0	7	1962	3	10350	N	N	8515 143RD CT NE
007	866340	0080	3/5/03	\$285,500	1250	600	7	1978	4	7560	N	N	14015 NE 72ND PL
007	866340	0080	9/16/04	\$339,000	1250	600	7	1978	4	7560	N	N	7811 124TH AV NE
007	866340	0300	1/6/03	\$258,000	1250	600	7	1980	4	6800	N	N	12009 NE 83RD ST
007	923780	0025	5/5/03	\$247,500	1250	650	7	1959	3	10988	N	N	6409 152ND AV NE
007	124670	0320	8/29/05	\$589,500	1270	1270	7	1968	5	23958	N	N	13016 NE 112TH ST
007	548730	0070	6/22/04	\$320,000	1270	0	7	1963	3	10500	N	N	9911 SLATER AV NE
007	124670	0136	7/21/05	\$349,950	1280	0	7	1960	4	9600	N	N	8527 134TH CT NE
007	259240	0050	5/17/04	\$318,000	1280	610	7	1970	4	6480	N	N	10733 126TH PL NE
007	511605	0240	11/3/03	\$243,000	1280	0	7	1984	4	2437	N	N	11032 129TH PL NE
007	511605	0270	11/3/04	\$275,000	1280	0	7	1984	3	2935	N	N	14035 NE 85TH CT
007	917050	0050	6/28/05	\$346,000	1280	400	7	1963	3	11040	N	N	6719 151ST AV NE
007	123850	0482	2/10/05	\$360,000	1290	120	7	1912	4	9100	N	N	13010 NE 104TH ST
007	259240	0780	6/28/04	\$269,500	1290	0	7	1971	3	6750	N	N	13017 NE 97TH ST
007	259240	1100	12/3/04	\$299,950	1290	0	7	1971	4	5500	N	N	13019 NE 97TH ST
007	511605	0230	3/25/03	\$214,000	1290	0	7	1984	3	3758	Y	N	13312 NE 117TH WY
007	511605	0230	11/14/05	\$312,000	1290	0	7	1984	3	3758	Y	N	8716 142ND AV NE
007	548730	0080	11/24/04	\$300,000	1290	0	7	1963	3	10500	N	N	13510 NE 93RD CT
007	674370	0322	5/11/04	\$310,000	1290	680	7	1966	3	9775	N	N	13112 NE 104TH ST
007	883520	0820	7/28/04	\$228,000	1300	0	7	1981	3	3601	N	N	14113 NE 71ST PL
007	242300	0330	9/27/05	\$347,600	1310	0	7	1976	3	7469	N	N	13030 NE 88TH ST
007	883521	0440	9/24/04	\$227,950	1310	0	7	1981	3	3383	N	N	7304 139TH PL NE
007	660850	0110	9/9/05	\$355,000	1320	0	7	1961	3	10350	N	N	13628 NE 103RD ST
007	242302	0040	11/5/04	\$330,000	1330	0	7	1977	3	7313	N	N	13010 132ND AV NE
007	242302	0070	11/22/04	\$322,500	1330	0	7	1977	3	7038	N	N	10420 134TH AV NE
007	242302	0280	4/6/05	\$340,000	1330	0	7	1977	3	7600	N	N	11401 127TH AV NE
007	511605	0290	3/22/05	\$345,000	1330	0	7	1984	4	4226	Y	N	12523 NE 105TH PL
007	683800	0580	11/17/04	\$339,000	1330	0	7	1985	4	3658	N	N	10034 127TH AV NE

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	683800	0590	8/12/03	\$288,000	1330	0	7	1985	4	3740	N	N	10028 126TH AV NE
007	932930	0190	1/16/04	\$260,000	1330	0	7	1980	3	7432	N	N	6321 144TH AV NE
007	124670	0340	11/12/03	\$260,000	1340	0	7	1961	4	9600	N	N	13229 NE 139TH PL
007	511605	0020	8/15/03	\$224,950	1340	0	7	1986	3	1832	N	N	11407 127TH AV NE
007	511606	0190	4/26/05	\$304,000	1340	0	7	1984	3	1856	N	N	12012 NE 100TH PL
007	664790	0045	6/3/03	\$324,950	1340	0	7	1954	4	10795	N	N	10655 126TH AV NE
007	883522	0280	11/2/04	\$265,000	1340	0	7	1983	3	3946	N	N	6109 120TH PL NE
007	147300	0040	10/27/03	\$240,000	1350	550	7	1961	3	9780	N	N	11202 132ND AV NE
007	511606	0010	8/22/03	\$220,800	1350	0	7	1984	3	3206	N	N	12715 NE 92ND PL
007	511606	0060	7/25/05	\$385,000	1360	0	7	1984	5	4099	N	N	9727 124TH AV NE
007	511606	0270	1/6/05	\$269,700	1360	0	7	1984	3	3204	N	N	9311 139TH CT NE
007	674370	0018	2/5/03	\$300,000	1360	0	7	1993	3	12240	N	N	12723 NE 103RD PL
007	674370	0306	6/18/03	\$293,000	1360	0	7	1967	3	10500	N	N	13424 NE 97TH ST
007	883520	0470	1/12/05	\$239,990	1360	0	7	1981	3	3424	N	N	6904 133RD CT NE
007	511605	0320	9/22/04	\$289,900	1370	0	7	1984	3	3608	N	N	12523 NE 105TH PL
007	511605	0390	8/4/04	\$284,500	1370	0	7	1984	3	4672	N	N	12824 NE 111TH PL
007	883520	0740	1/3/03	\$216,500	1370	0	7	1981	4	2728	N	N	8336 132ND AV NE
007	883522	0210	8/15/03	\$237,000	1370	0	7	1982	3	4790	N	N	7333 151ST AV NE
007	259240	0680	3/25/04	\$323,000	1380	420	7	1972	4	11875	N	N	13125 NE 97TH ST
007	332605	9201	9/22/03	\$285,000	1380	0	7	1979	3	12632	N	N	12610 NE 94TH WY
007	511606	0240	9/13/04	\$274,900	1380	0	7	1984	3	3414	N	N	12909 133RD PL NE
007	548730	0220	2/20/04	\$288,000	1380	0	7	1966	3	9825	N	N	12819 NE 110TH CT
007	674370	0189	3/8/05	\$324,950	1380	0	7	1994	3	9398	N	N	12217 NE 100TH ST
007	883520	0830	7/13/04	\$239,500	1380	0	7	1981	3	3138	N	N	13728 NE 76TH PL
007	866340	0090	8/29/05	\$346,000	1390	0	7	1978	4	7420	N	N	7424 138TH PL NE
007	883521	0300	3/5/03	\$237,750	1390	0	7	1983	4	6257	N	N	13311 NE 73RD ST
007	883521	0320	11/28/05	\$291,200	1390	0	7	1983	3	6185	N	N	13322 NE 72ND ST
007	883522	0250	10/10/05	\$289,000	1390	0	7	1983	3	3468	N	N	7416 138TH PL NE
007	131295	0050	5/17/04	\$315,500	1400	0	7	1970	3	10010	N	N	13630 134TH CT NE
007	663990	0022	11/18/03	\$278,000	1400	0	7	1982	3	9310	N	N	10204 127TH AV NE
007	674370	0079	10/16/03	\$280,000	1400	0	7	1993	3	7566	N	N	13028 100TH AV NE
007	683800	0570	4/8/04	\$290,000	1400	0	7	1986	3	1920	N	N	13336 NE 97TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	883520	0540	5/26/04	\$229,000	1400	0	7	1981	3	4137	N	N	14322 NE 77TH ST
007	883520	0540	4/26/05	\$260,500	1400	0	7	1981	3	4137	N	N	14310 NE 77TH ST
007	883520	0560	3/3/05	\$242,000	1400	0	7	1981	3	3619	N	N	7516 140TH PL NE
007	883521	0450	2/25/04	\$238,500	1400	0	7	1982	3	3425	N	N	12020 NE 62ND ST
007	883521	0030	7/7/04	\$241,500	1410	0	7	1981	3	3570	N	N	7003 151ST AV NE
007	883521	0180	7/15/03	\$239,950	1410	0	7	1981	4	3300	N	N	14222 NE 72ND ST
007	131295	0140	11/7/05	\$402,000	1420	0	7	1974	4	10875	N	N	13324 NE 135TH ST
007	511605	0410	4/29/04	\$275,000	1420	0	7	1984	3	3020	N	N	9318 139TH CT NE
007	883521	0480	8/25/04	\$241,000	1420	0	7	1981	4	3433	N	N	13780 NE 76TH PL
007	883522	0070	5/21/04	\$239,000	1420	0	7	1983	3	4614	N	N	7511 126TH AV NE
007	894431	0090	6/16/05	\$366,700	1420	0	7	1989	3	5919	N	N	7310 121ST LN NE
007	242301	0360	4/15/03	\$296,000	1430	0	7	1976	3	8050	N	N	12939 133RD PL NE
007	259240	0970	4/1/05	\$345,000	1430	400	7	1970	3	6000	N	N	12823 NE 106TH PL
007	663990	0175	2/18/03	\$273,000	1430	0	7	1964	4	9792	N	N	10132 127TH AV NE
007	923780	0015	4/21/04	\$275,000	1430	730	7	1964	2	11232	N	N	14012 NE 62ND ST
007	511606	0130	3/11/04	\$239,500	1440	0	7	1984	3	2211	N	N	9304 139TH CT NE
007	883522	0090	4/18/03	\$234,000	1440	0	7	1983	4	3488	N	N	14808 NE 66TH ST
007	511606	0440	7/20/04	\$293,950	1450	0	7	1984	3	2990	N	N	14019 NE 85TH CT
007	683800	0030	8/25/04	\$293,000	1450	0	7	1987	3	3882	N	N	13340 NE 97TH ST
007	883522	0170	6/13/03	\$210,000	1450	0	7	1983	3	4125	N	N	12218 NE 64TH ST
007	683800	0450	9/19/05	\$375,000	1460	0	7	1985	3	2390	N	N	13330 NE 97TH ST
007	660850	0280	9/16/04	\$299,950	1470	0	7	1960	3	10200	N	N	10210 127TH AV NE
007	883522	0240	8/31/04	\$249,950	1470	0	7	1982	3	3567	N	N	14012 NE 71ST PL
007	388810	0103	6/16/04	\$322,000	1480	0	7	1978	3	17280	N	N	12724 NE 102ND PL
007	259240	0440	11/5/03	\$310,500	1490	1340	7	1974	3	7475	N	N	11137 127TH PL NE
007	742460	0110	8/21/03	\$255,000	1490	0	7	1965	3	10904	N	N	7027 122ND AV NE
007	883522	0220	11/10/05	\$312,400	1490	0	7	1982	4	3593	N	N	14011 NE 72ND PL
007	674370	0342	10/22/03	\$295,000	1500	0	7	1959	3	15525	N	N	13428 NE 97TH ST
007	124670	0131	4/13/05	\$295,000	1510	0	7	1959	3	9600	N	N	13242 NE 139TH PL
007	883520	0280	11/4/03	\$255,000	1510	0	7	1982	3	5137	N	N	12862 NE 83RD ST
007	883520	0290	5/12/04	\$263,850	1510	0	7	1982	3	4817	N	N	8011 124TH AV NE
007	883520	0310	8/25/05	\$363,500	1510	0	7	1982	3	4545	N	N	12204 NE 64TH ST

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	388810	0108	7/11/05	\$492,500	1520	0	7	1985	3	10346	N	N	10034 124TH AV NE
007	894431	0330	8/19/05	\$367,500	1520	0	7	1989	4	5649	N	N	13722 NE 70TH PL
007	173260	0180	7/23/04	\$315,000	1530	0	7	1994	3	9283	N	N	13029 NE 109TH PL
007	342605	9070	11/16/04	\$470,000	1530	1380	7	1967	4	37461	N	N	12201 NE 105TH ST
007	883520	0580	7/26/05	\$330,000	1540	0	7	1981	4	5882	N	N	7506 130TH AV NE
007	032505	9154	11/29/04	\$384,000	1560	0	7	1987	3	13565	N	N	13233 NE 129TH PL
007	124670	0152	8/19/05	\$330,000	1560	0	7	1961	3	9600	N	N	13218 NE 139TH PL
007	173260	0070	4/28/05	\$348,500	1560	0	7	1978	4	7339	N	N	8205 142ND AV NE
007	389310	1044	10/27/04	\$336,000	1560	0	7	1981	4	11362	N	N	13522 NE 93RD ST
007	131295	0120	7/26/03	\$299,950	1570	0	7	1973	3	10875	N	N	8706 128TH AV NE
007	683800	0750	6/19/03	\$308,950	1570	0	7	1986	4	3152	N	N	8726 126TH AV NE
007	894431	0070	7/19/04	\$275,000	1570	0	7	1989	3	5959	N	N	7208 148TH AV NE
007	894431	0110	8/26/04	\$325,000	1570	0	7	1989	4	6086	N	N	6203 148TH AV NE
007	894431	0310	7/26/04	\$275,000	1600	0	7	1989	3	5000	N	N	13323 NE 73RD ST
007	548730	0090	3/29/03	\$268,600	1610	0	7	1966	3	10500	N	N	10427 126TH AV NE
007	259240	0190	9/30/03	\$270,000	1620	0	7	1972	4	9100	N	N	10131 127TH AV NE
007	863570	0035	10/14/04	\$378,041	1620	0	7	1957	4	12400	N	N	12205 NE 66TH ST
007	173260	0130	5/25/04	\$377,000	1630	0	7	1994	3	7759	N	N	10213 134TH AV NE
007	683800	0480	5/23/05	\$380,000	1640	0	7	1986	3	2845	N	N	13326 NE 97TH ST
007	742022	0040	10/10/03	\$325,000	1640	0	7	1993	3	7202	N	N	13730 NE 135TH PL
007	742022	0100	7/19/04	\$365,000	1640	0	7	1993	3	7203	N	N	9212 132ND AV NE
007	989000	0020	1/26/04	\$274,140	1660	0	7	1962	3	10425	N	N	11712 NE 67TH PL
007	683800	0780	11/20/04	\$336,000	1670	0	7	1987	3	2450	N	N	13434 NE 92ND WY
007	342605	9093	7/24/03	\$440,000	1710	0	7	1978	3	29928	N	N	12824 NE 86TH ST
007	866340	0140	8/23/04	\$330,000	1710	340	7	1979	4	8550	N	N	7825 134TH AV NE
007	419140	0060	12/29/03	\$312,000	1720	0	7	1961	4	9028	N	N	12215 NE 105TH ST
007	332605	9120	4/22/03	\$283,000	1740	0	7	1961	3	9583	N	N	12629 NE 94TH WY
007	683800	0770	3/29/05	\$388,000	1750	0	7	1987	3	3640	N	N	8755 126TH AV NE
007	272605	9119	12/7/04	\$295,000	1770	0	7	1984	4	7980	N	N	8303 141ST AV NE
007	222605	9066	6/26/03	\$335,000	1780	1020	7	1968	4	50235	N	N	10715 127TH AV NE
007	242300	0120	2/5/03	\$279,000	1780	0	7	1975	3	7227	N	N	12923 NE 131ST ST
007	173260	0140	4/9/04	\$379,950	1790	0	7	1994	3	7309	N	N	13102 NE 108TH ST

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	032505	9093	6/11/03	\$318,000	1800	0	7	1990	3	18500	Y	N	13246 NE 129TH PL
007	222605	9106	9/29/04	\$328,950	1800	0	7	1985	4	10428	N	N	11120 127TH AV NE
007	388810	0113	7/27/05	\$500,000	1800	840	7	1977	3	20666	N	N	12708 NE 97TH PL
007	242300	0190	11/5/04	\$310,500	1810	0	7	1976	3	7200	N	N	12818 NE 91ST ST
007	866340	0160	8/1/05	\$381,000	1820	0	7	1978	3	9900	N	N	7536 124TH PL NE
007	388810	0223	11/19/04	\$380,000	1820	0	7	1996	3	10761	N	N	11704 NE 73RD ST
007	683800	0730	5/26/05	\$415,000	1830	0	7	1987	4	4127	N	N	13130 NE 104TH ST
007	242301	0240	4/3/03	\$299,850	1840	0	7	1976	3	6600	N	N	13015 NE 108TH ST
007	867960	0360	6/7/04	\$316,500	1850	0	7	1961	4	9600	N	N	14709 NE 66TH ST
007	883520	0010	6/1/05	\$364,950	1850	0	7	1980	4	9342	N	N	12019 NE 67TH ST
007	883520	0230	6/24/03	\$265,000	1850	0	7	1981	3	5444	N	N	6319 151ST AV NE
007	883520	0620	5/1/03	\$245,000	1850	0	7	1981	3	5225	N	N	6917 152ND AV NE
007	242300	0080	8/15/03	\$315,000	1860	0	7	1976	3	7575	N	N	13310 NE 86TH PL
007	242302	0120	3/8/05	\$385,000	1860	0	7	1977	3	7488	N	N	13117 NE 128TH PL
007	683800	0050	7/25/03	\$370,000	1870	530	7	1986	3	4213	N	N	13418 NE 97TH ST
007	683800	0230	3/9/04	\$332,500	1870	0	7	1986	3	3309	N	N	13422 NE 97TH ST
007	683800	0230	8/29/04	\$341,500	1870	0	7	1986	3	3309	N	N	13426 NE 97TH ST
007	683800	0300	2/23/05	\$369,000	1870	0	7	1986	3	3117	N	N	13328 NE 97TH ST
007	259240	0940	1/17/03	\$266,000	1910	0	7	1972	4	6570	N	N	12902 NE 111TH PL
007	259240	0940	7/23/04	\$309,876	1910	0	7	1972	4	6570	N	N	11318 127TH PL NE
007	674370	0331	11/26/03	\$295,000	1910	0	7	1956	5	12669	N	N	13126 NE 104TH ST
007	234000	0060	1/28/03	\$314,950	1920	0	7	1968	4	9375	N	N	13310 NE 86TH PL
007	272605	9059	6/1/05	\$369,000	1920	0	7	2000	3	9841	N	N	12842 NE 109TH PL
007	664790	0010	1/6/05	\$405,000	1950	0	7	1953	4	10988	N	N	12607 NE 95TH ST
007	989000	0040	7/5/05	\$382,000	1950	0	7	1963	3	10425	N	N	6704 118TH PL NE
007	259240	0550	2/11/03	\$269,900	1980	0	7	1974	3	6660	N	N	12720 NE 113TH PL
007	259240	0430	11/23/05	\$353,000	1990	0	7	1974	3	7344	N	N	11700 134TH PL NE
007	419150	0130	3/17/04	\$485,000	2020	1300	7	1963	5	10500	N	N	13111 136TH AV NE
007	883521	0290	1/6/03	\$267,000	2040	0	7	1983	3	5209	N	N	12206 NE 61ST ST
007	173260	0150	2/13/04	\$393,000	2070	0	7	1994	3	7309	N	N	12122 NE 108TH ST
007	683800	0140	9/15/05	\$470,000	2140	0	7	1986	3	3960	N	N	13418 NE 97TH ST
007	932930	0010	11/15/04	\$363,000	2150	0	7	1976	3	14127	N	N	13005 NE 78TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	272605	9060	11/25/03	\$360,000	2300	0	7	1959	4	17160	N	N	12915 NE 101ST PL
007	124670	0111	1/15/03	\$263,950	2440	0	7	1967	4	10500	N	N	8608 137TH AV NE
007	866340	0320	12/23/05	\$446,000	2660	0	7	1980	4	7245	N	N	12809 NE 75TH ST
007	282605	9184	12/21/04	\$340,500	910	740	8	1976	4	9583	N	N	12108 NE 108TH PL
007	867960	0310	7/14/04	\$299,950	960	600	8	1962	3	9800	N	N	8337 133RD AV NE
007	242300	0470	5/23/03	\$265,000	1140	550	8	1976	3	7500	N	N	12812 130TH CT NE
007	256490	0320	4/18/05	\$394,900	1160	430	8	1981	3	7350	N	N	12328 NE 101ST LN
007	242300	0160	3/2/05	\$295,000	1180	580	8	1976	3	7360	N	N	12923 NE 131ST ST
007	256490	0100	10/15/04	\$386,950	1180	340	8	1979	3	6440	N	N	12526 NE 101ST ST
007	256490	0410	3/21/03	\$305,000	1200	400	8	1981	3	7600	N	N	10702 126TH PL NE
007	256490	0410	6/28/05	\$363,500	1200	400	8	1981	3	7600	N	N	12657 NE 109TH ST
007	781410	0070	10/17/04	\$399,950	1200	460	8	1996	3	7206	N	N	6401 152ND AV NE
007	242301	0070	2/11/05	\$341,000	1210	480	8	1977	3	6650	N	N	13030 NE 102ND PL
007	242300	0180	3/5/04	\$270,000	1220	590	8	1976	3	7200	N	N	10420 126TH AV NE
007	242301	0060	11/23/04	\$304,950	1220	590	8	1976	3	6435	N	N	13114 NE 129TH ST
007	640331	0060	7/3/03	\$335,000	1230	420	8	1976	3	10150	N	N	14203 NE 86TH PL
007	640331	0100	6/18/04	\$347,500	1230	850	8	1976	3	8317	N	N	13067 134TH AV NE
007	640331	0120	8/20/03	\$339,950	1230	830	8	1976	3	7425	N	N	13105 NE 117TH ST
007	742780	0090	1/13/05	\$363,000	1230	340	8	1989	3	5896	N	N	6452 154TH AV NE
007	743630	0030	10/8/03	\$345,000	1260	720	8	1997	3	5156	N	N	6022 153RD CT NE
007	173710	0040	2/5/04	\$325,000	1280	430	8	1981	3	7350	N	N	13415 NE 135TH ST
007	548730	0200	2/9/05	\$339,000	1300	0	8	1976	3	9750	N	N	11027 128TH PL NE
007	923780	0090	6/1/05	\$415,000	1300	470	8	1963	4	8625	N	N	15035 NE 68TH ST
007	640331	0090	2/19/04	\$348,000	1320	900	8	1976	3	7140	N	N	8508 143RD CT NE
007	663990	0210	11/15/05	\$385,000	1320	310	8	1997	3	1712	N	N	10512 125TH AV NE
007	663990	0215	12/17/04	\$359,900	1320	310	8	1997	3	2036	N	N	6715 149TH AV NE
007	663990	0217	3/10/05	\$345,000	1320	310	8	1997	3	1643	N	N	14106 NE 62ND ST
007	812630	0290	8/17/04	\$380,000	1330	1020	8	1983	3	23142	N	N	14135 NE 78TH CT
007	242300	0110	6/21/05	\$402,500	1340	600	8	1976	3	7350	N	N	8620 133RD AV NE
007	242300	0200	6/15/05	\$391,000	1340	600	8	1976	3	7315	N	N	13421 NE 132ND ST
007	812630	0260	2/13/03	\$295,000	1340	440	8	1984	3	62290	N	N	12426 NE 73RD ST
007	173710	0400	9/24/03	\$329,900	1350	430	8	1982	3	7350	N	N	13003 NE 108TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	123310	0737	2/5/04	\$345,000	1360	580	8	1984	3	11023	N	N	8607 139TH AV NE
007	242300	0360	6/10/03	\$349,950	1360	720	8	1975	3	7200	N	N	13029 NE 104TH ST
007	812630	0020	8/18/04	\$365,000	1370	980	8	1979	3	10800	N	N	8202 135TH PL NE
007	256490	0400	3/2/05	\$365,500	1380	790	8	1981	3	7000	N	N	13332 NE 119TH WY
007	613950	0050	2/13/03	\$366,500	1400	780	8	1976	4	8500	N	N	14009 NE 87TH ST
007	342605	9079	11/10/04	\$594,000	1410	1220	8	1973	5	150282	N	N	12624 NE 94TH WY
007	674370	0215	5/18/05	\$540,000	1410	1000	8	2004	3	7264	N	N	10118 126TH AV NE
007	812630	0170	7/31/03	\$350,000	1410	910	8	1981	3	60984	N	N	12020 NE 66TH ST
007	242301	0190	11/19/04	\$363,000	1460	430	8	1977	3	6300	N	N	13723 135TH AV NE
007	256490	0430	4/15/04	\$383,000	1460	500	8	1979	3	7350	N	N	13418 NE 119TH WY
007	812630	0410	9/8/03	\$364,900	1470	920	8	1979	4	12000	N	N	12229 NE 67TH ST
007	388600	0030	6/13/05	\$444,950	1470	0	8	2005	3	3959	N	N	12225 NE 78TH ST
007	388600	0090	6/14/05	\$449,950	1470	0	8	2005	3	3890	N	N	7236 148TH PL NE
007	388600	0120	8/9/05	\$446,350	1470	0	8	2005	3	4099	N	N	7225 148TH PL NE
007	388600	0130	8/23/05	\$459,950	1470	0	8	2005	3	2654	N	N	7231 148TH PL NE
007	388600	0150	8/3/05	\$459,950	1470	0	8	2005	3	2872	N	N	7306 116TH AV NE
007	173710	0060	1/20/05	\$360,000	1480	0	8	1981	4	7350	N	N	13431 NE 135TH ST
007	173710	0360	8/22/05	\$390,000	1480	0	8	1982	3	6825	N	N	8527 131ST AV NE
007	256490	0490	9/13/04	\$340,883	1480	0	8	1979	3	8393	N	N	12627 NE 87TH PL
007	613950	0040	4/29/04	\$379,950	1480	600	8	1976	3	9000	N	N	13523 NE 94TH ST
007	388600	0040	7/13/05	\$439,950	1480	0	8	2005	3	2760	N	N	8211 125TH PL NE
007	388600	0080	8/18/05	\$453,950	1480	0	8	2005	3	2814	N	N	14825 NE 72ND WY
007	388600	0110	8/19/05	\$446,000	1480	0	8	2005	3	2709	N	N	7240 148TH PL NE
007	173710	0010	12/15/05	\$457,600	1490	440	8	1980	3	7700	N	N	8723 132ND PL NE
007	173710	0750	6/24/05	\$420,000	1490	470	8	1979	3	8000	N	N	13013 NE 104TH ST
007	742020	0060	9/10/04	\$387,500	1510	0	8	1989	3	7804	N	N	13631 NE 135TH PL
007	923780	0130	6/13/03	\$320,000	1510	0	8	1988	3	8832	N	N	6104 152ND AV NE
007	256490	0330	4/30/04	\$313,000	1530	0	8	1981	3	7350	N	N	12314 NE 101ST LN
007	256490	0330	6/8/05	\$384,900	1530	0	8	1981	3	7350	N	N	12317 NE 101ST LN
007	389310	1034	12/15/03	\$270,000	1530	0	8	2000	3	7211	N	N	14033 NE 63RD CT
007	123850	0308	8/25/04	\$358,750	1540	0	8	1989	3	7480	N	N	10604 126TH AV NE
007	674370	0357	2/21/03	\$316,950	1540	0	8	1968	3	14700	N	N	10032 126TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	674370	0357	3/23/05	\$340,000	1540	0	8	1968	3	14700	N	N	13017 NE 100TH ST
007	794140	0070	12/6/04	\$389,000	1540	0	8	1989	3	7326	N	N	7850 132ND AV NE
007	943010	0260	2/4/04	\$316,000	1550	0	8	1994	3	7512	N	N	7502 132ND AV NE
007	388600	0050	6/2/05	\$439,950	1550	0	8	2005	3	2793	N	N	8229 125TH PL NE
007	388600	0060	8/23/05	\$489,950	1550	0	8	2005	3	3889	N	N	6421 125TH AV NE
007	388600	0070	8/15/05	\$454,950	1550	0	8	2005	3	2771	N	N	6423 125TH AV NE
007	388600	0100	6/14/05	\$454,950	1550	0	8	2005	3	2842	N	N	14836 NE 73RD WY
007	388600	0140	7/7/05	\$473,000	1550	0	8	2005	3	2566	N	N	14811 NE 72ND WY
007	124190	0009	10/17/03	\$306,500	1560	0	8	1994	3	7200	N	N	12939 NE 131ST ST
007	124190	0011	2/11/04	\$354,000	1560	0	8	1994	3	7200	N	N	12252 NE 100TH ST
007	812630	0400	9/12/03	\$344,900	1570	460	8	1979	3	10800	N	N	12229 NE 67TH ST
007	123850	0289	12/19/05	\$449,950	1590	0	8	1988	3	7440	N	N	14230 NE 80TH PL
007	541530	0120	5/17/04	\$343,500	1600	0	8	1987	3	6888	N	N	9729 SLATER AV NE
007	812630	0500	9/2/04	\$374,950	1610	0	8	1981	3	12480	N	N	12704 NE 80TH ST
007	332605	9229	8/29/05	\$440,000	1620	0	8	1992	3	7218	N	N	14324 NE 84TH CT
007	664835	0020	5/27/03	\$279,950	1620	0	8	1987	3	7514	N	N	9105 125TH AV NE
007	123850	0303	9/26/03	\$325,000	1630	0	8	1989	3	6160	N	N	13704 NE 87TH ST
007	541530	0060	8/22/03	\$367,500	1640	760	8	1987	3	8620	N	N	9731 SLATER AV NE
007	943010	0340	7/21/04	\$361,000	1640	0	8	1995	3	7522	N	N	13814 NE 70TH PL
007	123850	0306	12/11/03	\$369,500	1670	0	8	1989	3	6797	N	N	12420 NE 106TH LN
007	018600	0120	6/22/04	\$360,000	1670	370	8	1976	4	7198	N	N	12903 NE 72ND ST
007	674370	0265	8/25/04	\$350,620	1680	0	8	1989	3	7426	N	N	13232 NE 97TH ST
007	742780	0210	7/2/04	\$380,000	1680	0	8	1989	3	5323	N	N	7508 124TH PL NE
007	123850	0302	9/9/05	\$490,000	1690	0	8	1989	3	6160	N	N	13724 NE 87TH ST
007	332605	9178	6/1/05	\$615,000	1690	1540	8	1972	4	40960	N	N	12730 NE 101ST PL
007	781410	0010	3/17/04	\$350,000	1700	0	8	1995	3	7202	N	N	7803 146TH AV NE
007	664835	0090	4/15/04	\$375,150	1710	0	8	1988	3	11118	N	N	13120 NE 104TH ST
007	812630	0590	9/26/05	\$459,000	1710	0	8	1988	3	11968	N	N	8040 132ND AV NE
007	123850	0886	6/11/04	\$315,000	1720	0	8	1997	3	7090	N	N	11911 NE 67TH PL
007	613950	0240	10/26/05	\$418,900	1730	0	8	1976	3	6760	N	N	12720 NE 92ND PL
007	663990	0300	9/19/05	\$456,000	1730	0	8	2000	3	4419	N	N	10120 127TH AV NE
007	123850	0304	8/29/05	\$449,950	1740	0	8	1989	3	6160	N	N	8515 137TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	238740	0050	12/12/05	\$510,000	1740	0	8	2002	3	4387	N	N	14717 NE 61ST ST
007	124190	0007	7/25/03	\$425,000	1750	0	8	1925	5	7000	N	N	12649 NE 110TH ST
007	123850	0285	1/27/04	\$346,400	1760	0	8	1989	3	7981	N	N	13031 NE 88TH ST
007	742780	0120	5/14/04	\$363,000	1760	0	8	1989	3	6088	N	N	8319 132ND AV NE
007	173710	0950	5/18/04	\$345,000	1780	0	8	1979	3	7800	N	N	13209 NE 130TH PL
007	674170	0253	6/26/03	\$351,000	1780	0	8	1990	3	7201	N	N	12640 NE 95TH ST
007	923780	0060	5/20/05	\$525,000	1780	0	8	1958	4	19377	N	N	6811 140TH PL NE
007	173710	0310	11/5/04	\$389,000	1800	0	8	1981	3	8800	N	N	13001 NE 113TH ST
007	332605	9226	12/30/03	\$388,900	1800	0	8	1992	3	7263	N	N	12124 NE 107TH ST
007	794140	0050	7/3/03	\$347,000	1800	0	8	1989	3	7326	N	N	14017 NE 73RD ST
007	794140	0050	8/24/05	\$461,000	1800	0	8	1989	3	7326	N	N	6908 125TH AV NE
007	794140	0090	11/4/05	\$470,000	1800	0	8	1989	3	7326	N	N	7841 133RD AV NE
007	812630	0380	2/20/03	\$309,500	1800	0	8	1987	4	11200	N	N	14114 NE 77TH ST
007	812630	0380	10/6/05	\$414,000	1800	0	8	1987	4	11200	N	N	6908 132ND PL NE
007	332605	9231	6/28/04	\$333,500	1810	0	8	1992	3	7209	N	N	11711 134TH PL NE
007	743630	0060	6/6/03	\$357,000	1810	0	8	1997	3	5568	N	N	13420 NE 69TH WY
007	124190	0004	3/8/04	\$347,000	1820	0	8	1985	3	15480	N	N	13423 NE 135TH ST
007	674370	0269	11/9/05	\$490,000	1820	0	8	1990	3	7201	N	N	13322 NE 97TH ST
007	674370	0125	1/26/05	\$419,500	1830	1830	8	1966	4	15523	N	N	8751 126TH AV NE
007	742780	0130	8/14/03	\$305,000	1830	0	8	1989	3	6738	N	N	13304 NE 75TH ST
007	123850	0360	9/5/03	\$376,500	1840	530	8	2003	3	3498	N	N	13914 NE 87TH ST
007	256490	0450	7/19/05	\$375,000	1850	0	8	1979	3	7700	N	N	13002 NE 111TH PL
007	674370	0271	8/16/04	\$387,000	1850	0	8	1990	3	7201	N	N	13332 NE 97TH ST
007	742020	0090	12/6/05	\$461,000	1850	0	8	1989	3	9526	N	N	13621 NE 136TH PL
007	812630	0150	4/14/04	\$386,950	1850	600	8	1988	3	12000	N	N	13221 NE 70TH ST
007	943010	0200	3/21/03	\$387,950	1860	0	8	1995	3	7833	N	N	11717 NE 73RD ST
007	943010	0290	11/21/05	\$515,000	1860	0	8	1995	3	7950	N	N	15014 NE 65TH ST
007	332605	9224	6/4/03	\$420,000	1870	0	8	1990	3	7271	N	N	10522 130TH AV NE
007	742020	0170	11/30/05	\$499,950	1870	0	8	1989	3	7200	N	N	13611 NE 136TH PL
007	674370	0268	7/27/04	\$375,000	1880	0	8	1990	3	7229	N	N	13236 NE 97TH ST
007	794140	0100	9/20/04	\$389,900	1880	0	8	1989	3	7326	N	N	14107 NE 78TH CT
007	752440	0260	3/3/03	\$330,950	1890	0	8	1982	3	12204	N	N	15210 NE 74TH WY

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	943010	0240	1/14/05	\$434,000	1890	0	8	1994	3	7507	N	N	14006 NE 62ND ST
007	238740	0030	9/3/03	\$400,000	1890	0	8	2002	3	4510	N	N	6145 147TH PL NE
007	123850	0284	9/2/03	\$364,500	1900	0	8	1988	3	8687	N	N	8605 137TH AV NE
007	123850	0288	1/19/04	\$361,500	1900	0	8	1988	3	7480	N	N	13241 NE 139TH PL
007	332605	9118	7/7/03	\$329,000	1900	0	8	1978	3	9718	N	N	12819 133RD PL NE
007	332605	9118	12/12/05	\$460,500	1900	0	8	1978	3	9718	N	N	9302 135TH PL NE
007	272605	9137	2/2/04	\$375,000	1920	0	8	2000	3	5692	N	N	7230 120TH AV NE
007	332605	9198	4/19/05	\$487,000	1930	0	8	1978	4	8712	N	N	12733 NE 97TH PL
007	742780	0010	2/23/04	\$330,000	1930	0	8	1989	3	5034	N	N	8011 126TH AV NE
007	123310	0704	11/12/03	\$419,000	1930	0	8	1998	3	7200	N	N	14423 NE 64TH ST
007	332605	9235	5/14/03	\$372,500	1940	0	8	1994	3	7941	N	N	9721 124TH AV NE
007	388810	0081	3/4/04	\$430,000	1940	0	8	1991	3	12230	N	N	10112 125TH AV NE
007	640331	0110	6/24/04	\$372,000	1940	940	8	1976	3	6624	N	N	12504 NE 90TH ST
007	943010	0190	1/21/04	\$403,000	1940	0	8	1995	3	7543	N	N	12006 NE 67TH ST
007	943010	0300	6/1/04	\$410,000	1940	0	8	1995	3	7600	N	N	6136 149TH CT NE
007	663990	0310	6/9/05	\$459,950	1950	0	8	2000	3	5478	N	N	10124 126TH AV NE
007	742020	0080	7/22/04	\$380,000	1950	0	8	1989	3	8490	N	N	13720 NE 136TH PL
007	663990	0305	6/16/05	\$453,000	1950	0	8	2000	3	3960	N	N	12905 NE 71ST ST
007	663990	0307	10/24/05	\$480,000	1950	0	8	2000	3	3826	N	N	6019 116TH AV NE
007	663990	0317	9/1/04	\$439,950	1950	0	8	2000	3	3717	N	N	6205 116TH AV NE
007	272605	9132	8/20/04	\$364,950	1960	0	8	1996	3	20664	N	N	12620 NE 114TH PL
007	674370	0255	7/30/04	\$389,000	1960	0	8	1989	3	7211	N	N	13232 NE 97TH ST
007	812630	0620	10/24/03	\$365,000	1960	0	8	1979	3	12012	Y	N	12606 NE 73RD ST
007	221609	0060	8/20/03	\$360,000	1960	0	8	2000	3	4573	N	N	6914 120TH AV NE
007	123850	0956	12/27/05	\$419,300	1970	0	8	1998	3	7518	N	N	13727 135TH AV NE
007	123310	0701	8/6/03	\$445,000	1980	0	8	1997	3	7200	N	N	13009 NE 113TH ST
007	272605	9139	5/6/04	\$380,000	1990	0	8	2000	3	4687	N	N	12131 NE 75TH ST
007	272605	9139	9/1/05	\$430,000	1990	0	8	2000	3	4687	N	N	7805 132ND AV NE
007	663990	0315	5/19/04	\$410,000	2020	0	8	2000	3	3292	N	N	6111 116TH AV NE
007	663990	0182	6/2/04	\$485,000	2030	0	8	1994	3	7268	N	N	10126 127TH AV NE
007	720247	0090	7/15/03	\$370,000	2030	0	8	1991	3	8708	N	N	13339 NE 92ND WY
007	720247	0180	3/26/04	\$435,000	2060	0	8	1991	3	10483	N	N	13618 NE 136TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	221609	0080	8/25/03	\$370,000	2070	0	8	2001	3	11168	N	N	6025 116TH AV NE
007	032505	9243	1/6/03	\$360,000	2080	0	8	1985	3	9662	N	N	9025 126TH AV NE
007	032505	9169	1/29/04	\$399,995	2090	1070	8	1967	3	17377	N	N	12516 NE 91ST ST
007	256490	0090	11/21/05	\$488,000	2100	0	8	1979	3	6440	N	N	12724 NE 97TH PL
007	256490	0110	10/9/03	\$317,500	2100	0	8	1979	3	8820	N	N	12925 NE 110TH PL
007	256490	0130	6/16/04	\$372,600	2100	0	8	1979	3	7000	N	N	12820 NE 113TH ST
007	221609	0160	9/21/04	\$445,500	2100	0	8	2001	3	7181	N	N	14722 NE 61ST CT
007	812630	0630	2/5/04	\$362,000	2110	0	8	1979	3	12012	N	N	7312 126TH AV NE
007	032505	9218	9/13/04	\$510,000	2130	0	8	1988	3	38251	N	N	11001 126TH AV NE
007	173710	0580	7/7/05	\$459,950	2140	0	8	1982	3	7500	N	N	13016 NE 98TH PL
007	173710	0910	8/16/04	\$387,000	2140	0	8	1979	3	6800	N	N	11026 132ND AV NE
007	720247	0130	5/3/05	\$510,000	2180	0	8	1992	3	8043	N	N	13333 NE 92ND WY
007	221609	0180	4/12/04	\$458,000	2190	0	8	2001	3	5476	N	N	6918 142ND CT NE
007	221609	0180	7/5/05	\$549,950	2190	0	8	2001	3	5476	N	N	12828 NE 75TH ST
007	173710	0340	4/25/03	\$399,950	2200	0	8	1981	3	6825	N	N	12807 129TH AV NE
007	943011	0190	3/7/03	\$439,950	2200	660	8	1996	3	10806	N	N	6024 150TH CT NE
007	123850	0372	1/3/05	\$465,000	2200	0	8	1998	3	11993	N	N	6605 140TH PL NE
007	123850	0885	8/5/04	\$399,950	2220	0	8	1996	3	9975	N	N	13703 134TH AV NE
007	943011	0170	8/4/05	\$686,000	2230	680	8	1998	3	9451	N	N	6625 140TH PL NE
007	663990	0105	4/23/04	\$368,500	2230	0	8	1999	3	12847	N	N	12908 NE 77TH CT
007	541530	0010	11/23/04	\$375,000	2240	0	8	1987	3	7200	N	N	9733 SLATER AV NE
007	943011	0220	9/8/05	\$581,000	2250	0	8	1998	3	8249	N	N	11815 NE 68TH PL
007	720247	0150	7/22/03	\$389,000	2270	0	8	1992	3	8601	N	N	13711 NE 135TH PL
007	123850	0946	7/29/04	\$363,950	2280	0	8	2004	3	6862	N	N	12727 NE 81ST PL
007	123850	0947	8/5/04	\$358,062	2280	0	8	2004	3	6956	N	N	12721 NE 81ST PL
007	123850	0948	9/16/04	\$371,522	2280	0	8	2004	3	6840	N	N	6909 123RD AV NE
007	123850	0958	4/28/04	\$412,000	2300	0	8	1998	3	8533	N	N	7011 141ST PL NE
007	943010	0310	5/26/04	\$495,000	2310	0	8	1995	4	7717	N	N	7121 139TH PL NE
007	221609	0200	12/2/03	\$425,000	2320	0	8	2001	3	6437	N	N	6911 152ND AV NE
007	173710	0280	11/15/05	\$445,000	2360	0	8	1980	3	7350	N	N	13332 NE 135TH ST
007	173710	0810	7/26/05	\$417,000	2360	0	8	1979	3	7490	N	N	13219 NE 89TH ST
007	123850	0378	6/24/04	\$447,500	2360	0	8	1998	3	8282	N	N	7707 147TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	173710	0970	7/13/05	\$475,000	2400	0	8	1979	3	6650	N	N	8620 131ST AV NE
007	123850	0485	4/19/03	\$408,561	2420	0	8	2003	3	7200	N	N	14326 NE 61ST ST
007	123850	0486	5/20/03	\$415,000	2420	0	8	2003	3	8186	N	N	14910 NE 76TH CT
007	124670	0210	10/15/03	\$325,000	2440	0	8	1963	4	9568	N	N	13422 NE 89TH CT
007	752440	0090	7/24/03	\$392,500	2500	0	8	1983	3	23477	N	N	12226 NE 73RD ST
007	173710	0510	2/27/03	\$405,000	2510	0	8	1982	3	8400	N	N	13502 NE 89TH CT
007	928890	0110	12/29/03	\$405,000	2510	0	8	1982	4	10106	N	N	6543 140TH PL NE
007	943011	0230	1/10/05	\$505,000	2510	0	8	1997	3	8392	Y	N	11815 NE 68TH PL
007	943011	0020	8/10/05	\$535,000	2530	0	8	1995	3	7550	N	N	6401 152ND AV NE
007	928890	0270	5/19/03	\$385,950	2550	0	8	1983	3	8181	N	N	7622 130TH AV NE
007	123850	0376	4/1/04	\$483,000	2550	0	8	1998	3	7332	N	N	7522 124TH PL NE
007	123310	0802	10/6/05	\$625,000	2570	0	8	2000	3	14113	N	N	6209 144TH AV NE
007	221609	0110	8/22/03	\$395,000	2580	0	8	2000	3	7518	N	N	6117 116TH AV NE
007	173710	0620	8/31/05	\$539,920	2600	0	8	1981	3	7350	N	N	13019 NE 98TH PL
007	123850	0375	2/20/03	\$427,000	2710	0	8	1998	3	7194	N	N	13820 NE 87TH ST
007	123850	0373	3/12/03	\$438,000	2710	0	8	1998	3	6503	N	N	15228 NE 73RD ST
007	388810	0271	10/16/03	\$549,950	2810	0	8	2001	3	9096	N	N	6914 120TH AV NE
007	238740	0140	9/19/03	\$490,000	2880	0	8	2002	3	7200	N	N	6119 145TH CT NE
007	238740	0140	11/18/05	\$639,999	2880	0	8	2002	3	7200	N	N	13101 NE 70TH ST
007	674370	0278	10/29/04	\$595,950	3200	0	8	2001	3	7279	N	N	13103 NE 70TH DR
007	743630	0170	3/21/03	\$273,000	1590	0	9	1997	3	2088	N	N	8028 132ND AV NE
007	743630	0230	8/22/03	\$277,500	1590	0	9	1997	3	1701	N	N	6324 150TH AV NE
007	032505	9257	4/23/04	\$599,950	1920	1600	9	2000	3	16550	N	N	12406 NE 108TH PL
007	743630	0190	5/27/04	\$382,000	2060	260	9	1997	3	3277	N	N	13334 NE 69TH WY
007	743630	0210	7/28/04	\$395,000	2060	260	9	1997	3	3076	N	N	14823 NE 64TH ST
007	123850	0463	3/4/05	\$476,403	2130	0	9	2004	3	11715	N	N	8127 128TH AV NE
007	812630	0160	4/26/05	\$557,000	2150	0	9	1989	3	14385	N	N	8101 126TH AV NE
007	123310	0777	5/24/05	\$485,000	2210	0	9	1992	3	7238	N	N	9205 126TH AV NE
007	123310	0773	6/15/04	\$558,000	2280	0	9	1993	3	19544	N	N	12835 NE 104TH ST
007	388810	0018	6/16/04	\$435,000	2290	0	9	1991	3	7557	N	N	11805 132ND PL NE
007	032505	9263	11/13/03	\$470,000	2290	0	9	1998	3	9762	N	N	12932 NE 72ND ST
007	943011	0120	1/4/05	\$489,000	2300	0	9	1997	3	7800	Y	N	6605 146TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	282605	9239	3/23/04	\$429,000	2310	0	9	1998	3	7483	N	N	7005 150TH AV NE
007	018600	0090	6/6/03	\$428,000	2330	0	9	1999	3	6036	N	N	7419 152ND AV NE
007	241995	0070	3/12/04	\$488,623	2330	0	9	2003	3	7130	N	N	8020 126TH AV NE
007	147159	0010	3/10/05	\$582,000	2354	0	9	1998	3	9325	N	N	15220 NE 68TH ST
007	147159	0010	11/26/03	\$492,700	2354	0	9	1998	3	9325	N	N	6910 152ND AV NE
007	147159	0190	9/19/03	\$549,500	2364	0	9	1998	3	7575	N	N	7531 146TH AV NE
007	018600	0040	7/21/04	\$427,950	2370	0	9	1998	3	6318	N	N	6040 150TH CT NE
007	123850	0462	1/12/05	\$476,150	2390	0	9	2004	3	9585	N	N	6415 125TH AV NE
007	282605	9235	8/22/03	\$427,000	2430	0	9	1998	3	7200	N	N	13002 NE 70TH DR
007	124190	0021	1/15/04	\$460,000	2450	0	9	1998	3	8318	N	N	13816 NE 73RD PL
007	241995	0020	5/12/04	\$509,950	2460	0	9	2003	3	7132	N	N	12716 NE 81ST PL
007	032505	9273	11/19/04	\$542,000	2480	0	9	2001	3	4367	N	N	14431 NE 61ST ST
007	674370	0033	11/16/04	\$512,696	2480	0	9	2004	3	8636	N	N	15234 NE 72ND ST
007	147159	0060	5/12/04	\$485,000	2496	0	9	1998	3	8058	N	N	13129 NE 74TH ST
007	123850	0460	9/24/04	\$523,000	2500	0	9	2004	3	7200	N	N	12811 130TH AV NE
007	238740	0120	10/13/04	\$484,625	2500	0	9	2001	3	6005	N	N	13029 NE 70TH DR
007	238740	0130	9/29/05	\$585,000	2500	0	9	2001	3	6000	N	N	14443 NE 61ST ST
007	124190	0027	12/13/04	\$479,950	2510	0	9	1998	3	8465	N	N	12045 NE 70TH ST
007	674370	0296	2/11/03	\$450,000	2520	0	9	1993	3	7311	N	N	13416 NE 97TH ST
007	674370	0296	3/23/05	\$542,500	2520	0	9	1993	3	7311	N	N	13420 NE 97TH ST
007	674370	0032	12/14/04	\$499,789	2520	0	9	2004	3	8665	N	N	7019 118TH PL NE
007	241995	0100	2/27/04	\$498,000	2520	0	9	2003	3	7132	N	N	7527 125TH PL NE
007	032505	9270	11/4/05	\$602,000	2550	0	9	2001	3	4345	N	N	6034 142ND CT NE
007	123850	0848	2/12/04	\$489,800	2590	0	9	2003	3	12844	N	N	12703 NE 81ST PL
007	241995	0030	5/5/04	\$519,950	2600	0	9	2003	3	7132	N	N	12728 NE 81ST PL
007	889898	0120	10/17/05	\$583,000	2610	0	9	1997	3	7541	N	N	13333 NE 69TH WY
007	241995	0010	1/21/04	\$499,950	2610	0	9	2003	3	7132	N	N	15236 NE 73RD ST
007	663990	0222	4/28/03	\$475,000	2620	0	9	2002	3	7323	N	N	7018 117TH PL NE
007	663990	0224	1/9/03	\$475,000	2620	0	9	2002	3	17163	N	N	13103 NE 71ST LN
007	241995	0040	3/3/04	\$509,950	2620	0	9	2003	3	7130	N	N	13117 NE 71ST LN
007	241995	0040	5/18/05	\$699,950	2620	0	9	2003	3	7130	N	N	12726 NE 81ST PL
007	418710	0020	12/19/05	\$750,000	2630	0	9	1996	3	44866	N	N	6606 152ND AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	418710	0030	12/11/03	\$553,000	2630	0	9	1996	3	55756	N	N	12026 NE 67TH ST
007	943010	0430	2/25/03	\$525,990	2640	0	9	2002	3	9425	N	N	14101 NE 62ND ST
007	147159	0070	7/6/04	\$538,000	2646	0	9	1998	3	7757	N	N	13133 NE 74TH ST
007	241995	0080	2/3/04	\$509,950	2650	0	9	2003	3	7132	N	N	6607 116TH AV NE
007	123850	0442	5/28/03	\$447,500	2680	0	9	2003	3	7806	N	N	6112 141ST CT NE
007	674370	0216	1/30/03	\$515,800	2690	0	9	2003	3	7617	N	N	12022 NE 97TH ST
007	674370	0218	6/5/03	\$518,000	2690	0	9	2003	3	7500	N	N	6902 123RD AV NE
007	674370	0219	7/15/03	\$528,800	2690	0	9	2003	3	7500	N	N	6906 120TH AV NE
007	674370	0220	8/4/03	\$535,000	2690	0	9	2003	3	7149	N	N	6906 120TH AV NE
007	674370	0223	8/11/03	\$521,625	2710	0	9	2003	3	7343	N	N	12844 NE 95TH ST
007	674370	0226	6/30/03	\$521,140	2710	0	9	2003	3	7300	N	N	14219 NE 86TH PL
007	674370	0061	8/28/03	\$497,000	2710	0	9	2003	3	7308	N	N	6029 142ND CT NE
007	674370	0062	7/30/03	\$493,900	2710	0	9	2003	3	7250	N	N	15344 NE 66TH CT
007	674370	0221	8/26/03	\$542,000	2710	0	9	2003	3	7200	N	N	12518 NE 65TH ST
007	674370	0222	4/25/03	\$515,800	2710	0	9	2003	3	7362	N	N	6917 123RD AV NE
007	238740	0180	4/7/03	\$495,000	2730	0	9	2002	3	10747	N	N	13035 NE 70TH ST
007	123310	0771	10/3/04	\$470,000	2740	0	9	1993	3	7209	N	N	8612 139TH AV NE
007	123850	0290	3/11/04	\$430,000	2750	0	9	1996	3	8212	N	N	7420 131ST PL NE
007	674370	0085	7/24/03	\$479,950	2760	0	9	2002	3	7200	N	N	12512 NE 90TH ST
007	123850	0443	5/21/03	\$426,050	2770	0	9	2003	3	9144	N	N	14008 NE 63RD CT
007	332605	9115	11/3/04	\$550,000	2790	0	9	2004	3	7187	N	N	12618 NE 94TH WY
007	332605	9257	3/11/05	\$615,000	2790	0	9	2005	3	7187	N	N	7205 152ND AV NE
007	032505	9230	3/26/03	\$460,000	2810	0	9	1985	4	19800	N	N	12507 NE 91ST ST
007	663990	0220	3/6/03	\$495,000	2830	0	9	2003	3	7181	N	N	10506 125TH AV NE
007	663990	0226	3/25/03	\$488,000	2830	0	9	2003	3	20382	N	N	13104 NE 71ST LN
007	123850	0851	3/17/04	\$547,810	2850	0	9	2003	3	16793	N	N	12459 NE 104TH ST
007	674170	0185	4/14/05	\$663,000	2850	0	9	2004	3	10560	N	N	12010 NE 97TH ST
007	147159	0090	12/15/03	\$640,000	2860	1490	9	1998	3	10788	N	N	7516 145TH AV NE
007	342605	9085	4/9/03	\$549,950	2880	0	9	1984	4	45738	N	N	12407 NE 103RD PL
007	241995	0050	6/24/04	\$521,500	2900	0	9	2004	3	7130	N	N	12026 NE 70TH ST
007	241995	0090	5/20/04	\$519,000	2900	0	9	2004	3	7132	N	N	15347 NE 66TH CT
007	018600	0110	5/19/04	\$475,000	2930	0	9	1999	3	6253	N	N	13003 NE 74TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	241995	0060	6/25/04	\$514,950	2930	0	9	2004	3	7130	N	N	6504 125TH AV NE
007	332605	9252	11/4/03	\$560,000	2950	0	9	2003	3	6600	N	N	7321 126TH AV NE
007	123850	0461	4/1/05	\$547,000	2970	0	9	2004	3	6500	N	N	8026 126TH AV NE
007	123310	0910	12/15/04	\$644,000	2990	0	9	2004	3	8439	N	N	13005 NE 113TH ST
007	123310	0910	7/20/05	\$710,000	2990	0	9	2004	3	8439	N	N	10434 126TH AV NE
007	123850	0905	6/27/05	\$680,000	2990	0	9	1995	3	27968	N	N	13239 NE 130TH PL
007	674370	0225	6/4/04	\$579,950	3010	0	9	2004	3	7266	N	N	14613 NE 61ST ST
007	123850	0847	4/14/04	\$568,650	3020	0	9	2003	3	20000	N	N	12834 NE 113TH ST
007	388810	0057	6/11/04	\$559,950	3030	0	9	2004	3	7012	N	N	7557 123RD AV NE
007	147159	0040	5/12/05	\$605,000	3070	90	9	1998	3	11080	N	N	8316 132ND AV NE
007	147159	0200	2/6/04	\$580,000	3142	650	9	1998	3	7626	N	N	13213 NE 69TH WY
007	261992	0010	10/26/03	\$504,000	3150	0	9	2002	3	4203	N	N	14125 NE 61ST ST
007	261992	0010	4/6/05	\$560,000	3150	0	9	2002	3	4203	N	N	14914 NE 72ND CT
007	261992	0020	1/26/04	\$496,000	3150	0	9	2002	3	4071	N	N	14875 NE 75TH ST
007	261992	0040	9/16/04	\$519,000	3150	0	9	2002	3	4080	N	N	14002 NE 63RD CT
007	261992	0080	3/25/03	\$510,000	3150	0	9	2003	3	5169	N	N	14425 NE 61ST ST
007	261992	0120	5/20/04	\$529,000	3150	0	9	2003	3	5320	N	N	14917 NE 73RD CT
007	261992	0140	5/27/04	\$524,000	3150	0	9	2003	3	4722	N	N	14928 NE 73RD CT
007	261992	0160	7/26/04	\$541,000	3150	0	9	2003	3	4262	N	N	6106 147TH PL NE
007	332605	9254	5/25/05	\$675,000	3170	0	9	2005	3	7187	N	N	7657 152ND AV NE
007	332605	9255	9/24/05	\$729,000	3170	0	9	2005	3	7187	N	N	6708 125TH AV NE
007	388810	0221	3/8/05	\$668,950	3180	0	9	2004	3	8890	N	N	7330 126TH AV NE
007	261992	0180	12/29/04	\$540,000	3190	0	9	2004	3	4469	N	N	11715 NE 71ST ST
007	674370	0230	6/28/05	\$699,900	3200	0	9	2005	3	7201	N	N	8512 143RD CT NE
007	388810	0222	3/1/04	\$570,000	3200	0	9	2003	3	7710	N	N	14015 NE 61ST ST
007	261992	0030	4/9/03	\$496,000	3220	0	9	2002	3	4031	N	N	14614 NE 61ST ST
007	261992	0110	4/21/04	\$526,000	3220	0	9	2003	3	5262	N	N	15306 NE 63RD WY
007	261992	0130	12/15/03	\$548,862	3220	0	9	2003	3	5181	N	N	6802 117TH AV NE
007	261992	0130	11/7/05	\$642,500	3220	0	9	2003	3	5181	N	N	13125 NE 70TH DR
007	261992	0150	6/18/04	\$529,000	3220	0	9	2004	3	4479	N	N	14925 NE 74TH CT
007	261992	0170	7/27/04	\$555,413	3230	0	9	2004	3	4290	N	N	14917 NE 73RD CT
007	261992	0060	2/25/05	\$556,000	3240	0	9	2004	3	4921	N	N	13105 NE 72ND LN

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	261992	0100	1/2/04	\$535,000	3250	0	9	2003	3	5083	N	N	6026 142ND CT NE
007	261992	0070	5/27/03	\$513,000	3290	0	9	2003	3	4785	N	N	15322 NE 63RD WY
007	261992	0050	1/11/05	\$544,000	3300	0	9	2004	3	4670	N	N	11709 NE 71ST ST
007	261992	0090	7/16/03	\$535,000	3300	0	9	2003	3	5644	N	N	15210 NE 72ND ST
007	674370	0229	6/10/05	\$679,900	3300	0	9	2005	3	6881	N	N	11825 NE 74TH ST
007	674370	0224	4/29/05	\$684,900	3310	0	9	2005	3	7217	N	N	7553 123RD AV NE
007	332605	9256	5/19/05	\$645,000	3360	0	9	2005	3	7187	N	N	7324 126TH AV NE
007	123310	0725	8/12/04	\$615,000	3370	0	9	1990	3	15000	N	N	10231 134TH AV NE
007	123310	0908	2/5/05	\$690,000	3670	0	9	2004	3	8440	N	N	7316 126TH AV NE
007	911320	0190	2/16/05	\$652,800	2360	1120	10	2001	3	4900	N	N	7931 152ND AV NE
007	911320	0050	8/9/04	\$566,000	2440	1180	10	2000	3	5040	N	N	13120 NE 74TH ST
007	911320	0090	1/28/03	\$500,500	2470	1180	10	2001	3	4804	N	N	13416 NE 80TH ST
007	911320	0040	3/19/03	\$519,000	2480	1190	10	2000	3	5082	N	N	8016 126TH AV NE
007	911320	0270	3/10/04	\$467,450	2490	0	10	2000	3	6285	N	N	11618 NE 73RD ST
007	911320	0280	1/6/03	\$430,000	2490	0	10	2000	3	5170	N	N	11618 NE 73RD ST
007	262173	0050	5/2/04	\$609,000	3290	0	10	1999	3	9439	N	N	7042 122ND AV NE
007	262173	0230	3/20/05	\$695,000	3290	0	10	2000	3	11865	N	N	6125 116TH AV NE
007	262173	0290	10/16/03	\$617,000	3290	0	10	2000	3	8800	N	N	12638 NE 70TH PL
007	262173	0220	5/13/03	\$649,000	3430	0	10	2000	3	10157	N	N	6807 150TH AV NE
007	262173	0220	11/3/05	\$700,000	3430	0	10	2000	3	10157	N	N	6512 140TH PL NE
007	262173	0030	2/7/05	\$690,000	3480	0	10	2000	3	9488	N	N	6907 150TH AV NE
007	262173	0160	2/27/04	\$654,000	3480	0	10	2000	3	15287	N	N	7005 142ND PL NE
007	262173	0240	11/19/04	\$740,000	3650	1380	10	2000	3	9686	N	N	6125 116TH AV NE
007	262173	0260	12/19/05	\$996,500	3670	1210	10	2001	3	11880	N	N	7430 127TH AV NE
007	262173	0330	6/23/04	\$699,995	3680	1050	10	2000	3	9687	N	N	6402 140TH AV NE
007	262173	0080	9/23/05	\$1,099,000	3850	1430	10	2000	3	27724	Y	N	13837 NE REDMOND WY
007	032505	9267	10/1/03	\$745,000	4470	1210	10	2003	3	12090	N	N	14021 NE 61ST ST
015	642110	0512	2/18/04	\$202,450	740	0	5	1915	3	5917	N	N	12711 NE 100TH PL
015	642110	0492	10/14/05	\$250,000	790	0	5	1943	4	16868	N	N	9702 SLATER AV NE
015	642110	0130	2/26/03	\$203,950	840	0	5	1915	5	9067	N	N	12619 NE 107TH PL
015	642110	0522	11/25/03	\$285,000	1110	810	5	1955	4	15607	N	N	12730 NE 103RD PL
015	123310	0346	7/26/05	\$285,000	1200	0	5	1932	3	9690	N	N	11204 127TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	123750	0100	10/1/04	\$342,000	1490	0	5	1920	5	9000	N	N	12851 NE 112TH ST
015	389710	0265	8/27/03	\$235,000	720	0	6	1936	4	6600	N	N	10701 128TH AV NE
015	640070	0361	2/20/03	\$286,000	730	0	6	1953	5	10560	N	N	13127 NE 117TH ST
015	123310	0476	8/8/03	\$242,000	790	0	6	1950	4	9000	N	N	12859 NE 91ST ST
015	943530	0107	8/13/03	\$195,000	840	0	6	1956	4	12000	N	N	7336 129TH AV NE
015	042505	9016	4/20/04	\$304,000	870	0	6	1932	4	16552	N	N	13222 NE 129TH PL
015	102505	9057	4/20/04	\$264,000	940	0	6	1970	3	10000	N	N	11263 126TH AV NE
015	421520	0010	5/16/05	\$325,000	960	680	6	1956	4	8301	N	N	12003 NE 100TH ST
015	640070	0169	10/12/04	\$260,000	960	0	6	1942	5	7961	N	N	12711 NE 86TH ST
015	123310	0626	8/13/03	\$270,000	990	0	6	1941	4	12200	N	N	8535 131ST AV NE
015	022510	0066	7/29/03	\$254,500	1010	0	6	1942	4	9000	N	N	12405 NE 90TH ST
015	123310	0630	10/16/03	\$320,000	1040	0	6	1913	5	12555	N	N	12837 NE 112TH ST
015	092505	9134	6/27/05	\$355,000	1130	0	6	1957	3	9100	N	N	13317 NE 138TH PL
015	102505	9080	2/5/04	\$305,000	1130	840	6	1954	3	16375	N	N	12812 NE 112TH ST
015	123310	0470	4/18/05	\$267,500	1140	0	6	1958	4	6360	N	N	12055 NE 100TH ST
015	389710	0170	5/27/03	\$230,000	1150	0	6	1970	4	6600	N	N	12420 NE 103RD PL
015	873170	0020	3/30/04	\$295,000	1170	0	6	1955	3	10125	N	N	12430 NE 70TH CT
015	640070	0332	4/2/04	\$325,000	1220	0	6	1952	4	20075	N	N	13805 NE 93RD CT
015	092505	9097	2/19/04	\$277,450	1240	0	6	1981	3	12745	N	N	12904 NE 131ST ST
015	108770	0070	7/12/04	\$365,000	1790	0	6	1956	4	9520	N	N	12804 NE 129TH ST
015	640070	0166	8/25/04	\$280,000	790	0	7	1940	3	7956	N	N	12732 NE 86TH ST
015	131093	0160	2/7/04	\$259,000	900	0	7	1981	3	8769	N	N	12642 NE 104TH ST
015	642110	0646	9/20/05	\$347,000	900	0	7	1968	3	8828	N	N	13629 NE 103RD ST
015	092505	9180	7/10/03	\$256,500	940	0	7	1965	4	13695	N	N	13711 134TH AV NE
015	548731	0060	2/4/05	\$359,000	940	260	7	1970	5	10045	N	N	9125 126TH AV NE
015	640070	0041	4/28/03	\$215,000	940	0	7	1965	3	8700	N	N	9334 132ND AV NE
015	856250	0180	6/3/03	\$285,000	940	940	7	1962	4	11559	N	N	7314 143RD AV NE
015	856250	0430	10/6/05	\$320,000	940	0	7	1968	3	8183	N	N	7039 132ND AV NE
015	022510	0081	7/23/03	\$212,500	960	0	7	1959	4	7104	N	N	8023 142ND AV NE
015	042505	9047	10/30/03	\$249,500	960	0	7	1968	3	7476	N	N	12418 NE 95TH ST
015	856250	0150	6/5/03	\$266,950	960	940	7	1962	3	7789	N	N	14025 NE 73RD ST
015	856250	1010	11/18/04	\$342,000	960	600	7	1963	4	7751	N	N	7704 135TH PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	856250	1010	4/5/05	\$368,000	960	600	7	1963	4	7751	N	N	6709 151ST AV NE
015	856250	1040	3/21/03	\$260,000	960	620	7	1963	4	7350	N	N	13705 NE 72ND PL
015	856250	1060	11/18/04	\$325,000	960	940	7	1963	5	7350	N	N	8050 132ND AV NE
015	856250	1060	4/28/05	\$368,000	960	940	7	1963	5	7350	N	N	7616 116TH AV NE
015	856250	1080	6/11/03	\$249,000	960	360	7	1963	4	7350	N	N	8040 122ND AV NE
015	389710	0035	6/25/03	\$250,000	970	0	7	1960	3	6600	N	N	12930 NE 103RD PL
015	640070	0111	8/8/05	\$305,000	970	0	7	1967	4	8235	N	N	13335 NE 117TH WY
015	743690	0075	11/8/04	\$310,000	970	0	7	1958	4	8925	N	N	7041 122ND AV NE
015	108610	0110	10/6/03	\$258,000	990	0	7	1962	4	8912	N	N	12615 NE 90TH ST
015	358523	0010	4/1/05	\$300,000	990	0	7	1968	4	7570	N	N	12712 NE 97TH PL
015	131093	0070	5/8/03	\$226,500	1000	180	7	1981	3	12090	N	N	9313 129TH AV NE
015	743250	0080	8/29/03	\$231,000	1000	0	7	1968	3	11662	N	N	8006 126TH AV NE
015	108610	0090	10/1/04	\$270,000	1020	520	7	1961	3	9206	N	N	13470 NE 135TH ST
015	131093	0220	12/2/04	\$312,100	1030	600	7	1981	3	8564	N	N	13618 134TH CT NE
015	620300	0020	4/22/04	\$329,268	1030	370	7	1963	4	9100	N	N	12418 NE 100TH ST
015	081800	0200	8/15/03	\$242,000	1040	0	7	1969	3	8455	N	N	10512 124TH AV NE
015	081800	0200	7/5/05	\$331,200	1040	0	7	1969	3	8455	N	N	13021 NE 100TH ST
015	081800	0250	11/15/04	\$294,000	1040	460	7	1974	3	9244	N	N	8509 139TH AV NE
015	856250	0090	8/24/04	\$299,950	1040	0	7	1963	3	7381	N	N	8401 134TH AV NE
015	389710	0135	5/29/03	\$251,700	1050	480	7	1976	3	6600	N	N	13708 NE 93RD ST
015	951250	1410	10/27/05	\$381,000	1050	470	7	1968	4	7700	N	N	14104 NE 62ND ST
015	108610	0100	9/29/04	\$330,000	1060	0	7	1997	3	8625	N	N	13418 NE 135TH ST
015	123310	0320	7/25/03	\$259,500	1060	0	7	1963	4	7207	N	N	8615 139TH AV NE
015	123310	0486	2/22/03	\$240,000	1060	480	7	1956	4	7500	N	N	8804 133RD AV NE
015	123750	0240	10/5/05	\$380,000	1060	530	7	1963	4	9652	N	N	12722 NE 111TH PL
015	131093	0080	8/15/05	\$439,000	1060	480	7	1981	4	8824	N	N	13219 NE 139TH PL
015	022510	0115	8/24/05	\$326,700	1070	0	7	1960	3	10934	N	N	12818 132ND AV NE
015	124150	0151	4/27/04	\$340,000	1070	1040	7	1976	3	12994	N	N	13305 NE 138TH PL
015	131093	0200	6/23/03	\$298,900	1070	700	7	1981	4	11282	N	N	10237 134TH AV NE
015	379515	0010	3/10/03	\$365,000	1070	1070	7	1913	5	7822	N	N	14128 NE 63RD CT
015	123750	0662	4/27/05	\$340,000	1080	400	7	1976	3	13114	N	N	13245 NE 129TH PL
015	743250	0020	10/13/03	\$250,000	1080	0	7	1968	3	9746	N	N	12236 NE 73RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	081800	0090	9/13/05	\$359,950	1090	0	7	1969	4	6525	N	N	9230 128TH AV NE
015	081800	0190	5/28/04	\$275,000	1090	0	7	1970	3	8455	N	N	8724 126TH AV NE
015	108580	0080	12/12/05	\$502,000	1100	520	7	1971	5	9025	N	N	10620 124TH AV NE
015	108710	0030	6/26/03	\$318,000	1100	600	7	1956	3	14164	N	N	13005 NE 104TH ST
015	108750	0070	2/18/03	\$257,800	1100	400	7	1955	3	11636	N	N	13230 NE 139TH PL
015	123310	0306	12/2/03	\$308,950	1100	580	7	1967	3	10812	N	N	12737 NE 112TH ST
015	548731	0180	11/18/04	\$341,700	1100	330	7	1971	4	9125	N	N	10206 134TH AV NE
015	640070	0362	8/26/04	\$267,500	1100	0	7	1961	3	9068	N	N	13052 134TH AV NE
015	092505	9188	8/18/03	\$265,000	1110	0	7	1966	4	10200	N	N	13318 NE 137TH PL
015	719735	0040	3/9/05	\$306,000	1120	200	7	1977	3	10961	N	N	13210 NE 92ND WY
015	022510	0079	10/27/04	\$310,000	1130	0	7	1961	4	9135	N	N	12405 NE 90TH ST
015	719733	0020	7/6/04	\$325,000	1140	840	7	1978	3	7200	N	N	13216 NE 92ND WY
015	804500	0260	5/10/05	\$400,000	1140	620	7	1966	4	7365	N	N	7914 140TH PL NE
015	804500	0310	2/9/05	\$332,000	1140	1140	7	1966	3	8213	N	N	7020 139TH PL NE
015	804500	0540	11/17/04	\$350,000	1140	500	7	1966	4	10284	N	N	12447 NE 75TH ST
015	184210	0170	6/21/04	\$344,000	1150	800	7	1965	3	8050	N	N	9336 132ND AV NE
015	743690	0045	12/10/04	\$310,000	1150	0	7	1957	4	10196	N	N	12634 NE 73RD ST
015	951250	0760	9/27/04	\$369,950	1150	1140	7	1969	4	8500	N	N	6306 150TH AV NE
015	175970	2585	1/26/05	\$325,000	1160	520	7	1976	3	9180	N	N	8715 132ND PL NE
015	108800	0170	8/25/05	\$436,000	1170	0	7	1973	4	11124	N	N	13830 133RD PL NE
015	111580	0100	8/20/03	\$329,950	1170	420	7	1970	4	7150	N	N	12935 NE 130TH ST
015	856250	0410	9/17/04	\$290,000	1170	0	7	1967	4	8503	N	N	7544 126TH AV NE
015	123750	0006	12/6/05	\$485,000	1180	1100	7	1955	5	10432	N	N	10909 126TH PL NE
015	175970	0005	12/15/04	\$415,000	1180	1050	7	1978	4	9282	N	N	10205 132ND AV NE
015	951250	0180	4/30/03	\$305,000	1180	760	7	1968	3	11238	N	N	6714 144TH AV NE
015	092505	9144	2/23/04	\$376,000	1190	620	7	1963	3	8290	N	N	13213 NE 138TH PL
015	565720	0030	9/12/05	\$469,000	1190	1040	7	1966	4	10088	N	N	13331 NE 115TH CT
015	565720	0080	9/23/03	\$295,000	1190	1160	7	1966	4	10088	N	N	8724 141ST CT NE
015	804420	0100	7/7/04	\$260,000	1190	0	7	1983	3	2625	N	N	13822 NE 73RD PL
015	804420	0150	4/19/04	\$248,000	1190	0	7	1982	3	2625	N	N	13322 NE 74TH ST
015	804420	0150	8/1/05	\$308,500	1190	0	7	1982	3	2625	N	N	7015 134TH AV NE
015	856250	0950	10/1/03	\$335,000	1190	1100	7	1963	5	7350	N	N	14106 NE 73RD ST

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015	108580	0090	9/11/03	\$400,000	1200	620	7	1971	4	10919	N	N	13451 NE 135TH ST
015	108610	0130	5/26/05	\$360,000	1200	940	7	1962	3	8580	N	N	10616 124TH AV NE
015	804420	0140	6/24/05	\$310,000	1200	0	7	1983	3	2625	N	N	6301 151ST AV NE
015	565720	0140	10/20/03	\$285,000	1210	0	7	1968	3	10088	N	N	13818 NE 93RD CT
015	856250	0910	8/25/04	\$279,595	1210	0	7	1963	4	8164	N	N	7600 142ND AV NE
015	856260	0450	10/13/03	\$250,000	1210	0	7	1963	4	8009	N	N	14010 NE 71ST PL
015	792271	0800	7/15/05	\$415,000	1220	500	7	1973	4	7040	N	N	7612 135TH PL NE
015	804500	0030	3/17/03	\$306,000	1220	0	7	1966	5	6962	N	N	8209 122ND AV NE
015	804500	0280	5/28/04	\$305,000	1220	0	7	1966	4	7619	N	N	7020 139TH PL NE
015	934890	0195	3/20/03	\$270,000	1220	1220	7	1969	4	13140	N	N	12020 NE 68TH PL
015	951250	0460	6/14/05	\$391,000	1220	340	7	1969	4	9350	N	N	6059 150TH CT NE
015	951250	0500	10/13/04	\$379,950	1220	340	7	1969	4	12355	N	N	6059 150TH CT NE
015	111580	0470	10/13/04	\$356,500	1230	870	7	1972	3	8667	N	N	12661 NE 87TH ST
015	142070	0075	5/16/05	\$305,000	1230	0	7	1956	3	9520	N	N	13103 NE 108TH ST
015	565720	0070	12/10/04	\$379,500	1230	390	7	1966	4	10088	N	N	11017 131ST AV NE
015	742410	0070	12/3/03	\$265,000	1240	0	7	1968	4	7200	N	N	8006 122ND AV NE
015	792271	0090	7/25/05	\$464,500	1240	470	7	1976	4	7920	N	N	13419 NE 70TH ST
015	092505	9204	9/16/04	\$268,000	1250	0	7	1969	3	12508	N	N	13429 NE 136TH PL
015	111580	0330	8/19/03	\$330,000	1250	460	7	1972	4	8588	N	N	12848 NE 102ND PL
015	123750	0623	12/9/03	\$285,000	1250	0	7	1968	4	12351	N	N	13320 NE 89TH ST
015	108610	0300	9/19/03	\$279,000	1260	550	7	1972	4	8719	N	N	13714 134TH AV NE
015	123310	0260	7/19/04	\$285,000	1260	0	7	1920	3	9638	N	N	12826 NE 91ST ST
015	642110	0590	5/5/04	\$260,000	1260	0	7	1944	3	12450	N	N	12716 NE 103RD PL
015	743700	0040	12/7/05	\$360,000	1260	0	7	1965	3	9825	N	N	7932 125TH LN NE
015	804420	0210	8/6/04	\$255,000	1260	0	7	1983	3	2625	N	N	14302 NE 76TH ST
015	804420	0260	10/13/03	\$239,500	1260	0	7	1983	3	2625	N	N	14309 NE 77TH ST
015	804420	0320	6/22/05	\$304,000	1260	0	7	1983	3	2625	N	N	14504 NE 65TH ST
015	856260	0320	11/16/04	\$319,000	1260	0	7	1966	5	9122	N	N	7908 127TH PL NE
015	856260	0320	6/30/05	\$360,000	1260	0	7	1966	5	9122	N	N	6501 141ST PL NE
015	951250	0070	4/15/04	\$342,000	1260	490	7	1967	4	8960	N	N	7922 147TH AV NE
015	951250	0070	12/19/05	\$430,000	1260	490	7	1967	4	8960	N	N	15016 NE 66TH ST
015	951250	0810	12/9/05	\$502,500	1260	1200	7	1968	4	8610	N	N	6715 143RD AV NE

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015	124150	0044	3/29/04	\$276,500	1270	0	7	1955	4	9000	N	N	13028 NE 109TH PL
015	742400	0160	7/27/05	\$350,000	1270	0	7	1960	4	10643	N	N	7717 151ST AV NE
015	804420	0010	6/27/03	\$251,500	1270	0	7	1981	3	3150	N	N	14123 NE 78TH CT
015	951250	0010	5/19/03	\$245,000	1270	0	7	1968	3	4586	N	N	6109 149TH CT NE
015	951250	0340	7/21/04	\$318,000	1270	0	7	1968	4	9180	N	N	7008 141ST PL NE
015	951250	0750	5/15/05	\$405,000	1270	430	7	1968	5	8400	N	N	6720 151ST AV NE
015	951250	1450	10/21/05	\$352,000	1270	0	7	1969	3	9170	N	N	13824 NE 70TH PL
015	111580	0320	8/18/03	\$270,000	1280	0	7	1972	4	7000	N	N	12931 NE 131ST PL
015	743700	0060	7/12/05	\$349,500	1280	0	7	1965	4	10449	N	N	12226 NE 64TH ST
015	081800	0080	4/20/05	\$385,000	1290	0	7	1969	5	9450	N	N	12411 NE 110TH PL
015	123310	0501	6/7/05	\$375,000	1290	0	7	1965	3	6000	N	N	13207 NE 129TH PL
015	169800	0070	6/22/05	\$427,000	1290	500	7	1977	4	9884	N	N	13411 NE 137TH PL
015	390110	0015	1/17/03	\$258,000	1290	0	7	1962	4	8580	N	N	12916 NE 91ST LN
015	804420	0170	6/14/05	\$304,000	1290	0	7	1983	3	2625	N	N	6413 116TH AV NE
015	951250	0580	6/9/03	\$248,080	1290	0	7	1968	3	10275	N	N	14015 NE 62ND ST
015	081800	0050	11/16/04	\$300,300	1300	0	7	1970	3	5895	N	N	12425 NE 95TH ST
015	108710	0065	5/20/04	\$321,000	1300	0	7	1955	4	10790	N	N	10445 126TH AV NE
015	108710	0065	4/15/05	\$355,000	1300	0	7	1955	4	10790	N	N	12922 NE 128TH PL
015	123310	0632	1/15/03	\$360,000	1300	540	7	1992	3	9900	N	N	13016 133RD PL NE
015	123750	0380	11/17/05	\$453,000	1300	560	7	1982	4	18150	N	N	11212 127TH AV NE
015	124150	0055	1/12/04	\$325,000	1300	620	7	1968	4	8525	N	N	13335 NE 137TH PL
015	124150	0058	5/20/04	\$282,000	1300	0	7	1959	4	7150	N	N	13401 NE 137TH PL
015	184230	0150	1/15/04	\$276,000	1300	0	7	1965	4	7980	N	N	11011 127TH PL NE
015	108610	0220	7/9/03	\$347,500	1310	1110	7	1961	4	9782	N	N	13021 NE 104TH ST
015	743690	0020	9/15/04	\$264,000	1310	0	7	1958	3	8925	N	N	11623 NE 74TH ST
015	856250	0030	6/19/03	\$261,000	1310	0	7	1963	3	9713	N	N	14305 NE 72ND ST
015	951250	0160	6/23/04	\$284,950	1310	0	7	1968	3	10275	N	N	6703 119TH AV NE
015	951250	0210	3/30/05	\$351,000	1310	0	7	1968	3	8250	N	N	6720 144TH AV NE
015	951250	0350	4/21/05	\$305,550	1310	0	7	1968	4	8160	N	N	6307 151ST AV NE
015	092505	9125	9/28/05	\$360,000	1320	0	7	1955	3	9341	N	N	13202 NE 138TH PL
015	124150	0157	9/25/03	\$242,050	1320	0	7	1960	4	9000	N	N	13318 NE 138TH PL
015	548731	0040	1/25/05	\$310,000	1320	0	7	1971	3	7547	N	N	9129 126TH AV NE

Improved Sales Used In This Physical Inspection Analysis
Area 93

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	640070	0221	7/29/04	\$311,000	1320	0	7	1969	3	9028	N	N	9925 129TH PL NE
015	951250	0660	8/14/03	\$325,500	1330	750	7	1968	4	8585	N	N	13207 NE 69TH WY
015	951250	0720	11/24/04	\$325,950	1330	700	7	1968	4	8400	N	N	12935 NE 71ST ST
015	951250	1010	5/12/05	\$380,000	1330	480	7	1968	4	6300	N	N	6906 149TH AV NE
015	951250	1440	12/4/03	\$319,950	1330	750	7	1968	3	9000	N	N	13020 NE 73RD ST
015	418000	0090	12/22/03	\$315,000	1340	500	7	1967	4	9590	N	N	13727 NE 93RD CT
015	548731	0010	6/14/04	\$298,000	1340	0	7	1971	3	7934	N	N	11023 129TH PL NE
015	792270	0450	8/23/04	\$340,000	1340	620	7	1969	3	7900	N	N	13025 NE 70TH PL
015	856270	0400	3/29/05	\$370,000	1340	500	7	1967	3	7587	N	N	6510 147TH AV NE
015	123750	0440	1/7/04	\$342,500	1350	0	7	1958	5	9750	N	N	8612 139TH AV NE
015	092505	9059	2/27/03	\$301,950	1360	0	7	1947	4	16440	N	N	12912 NE 130TH ST
015	123310	0324	12/17/03	\$290,460	1360	0	7	1910	4	18250	N	N	11215 127TH PL NE
015	124150	0052	8/26/04	\$380,500	1360	0	7	1969	4	9780	N	N	13402 NE 89TH ST
015	124150	0052	9/27/05	\$417,052	1360	0	7	1969	4	9780	N	N	13335 NE 137TH PL
015	358523	0030	10/11/04	\$302,000	1360	0	7	1968	4	7210	N	N	11031 129TH PL NE
015	358523	0090	4/8/04	\$294,950	1360	0	7	1968	4	7268	N	N	9743 128TH AV NE
015	856285	0110	9/3/03	\$330,000	1360	470	7	1972	3	8800	N	N	13772 NE 76TH PL
015	365760	0010	7/16/04	\$273,900	1370	0	7	1967	4	10508	N	N	8345 140TH AV NE
015	184220	0060	3/14/05	\$439,950	1380	1240	7	1965	4	13618	N	N	12651 NE 109TH ST
015	254710	0055	12/9/03	\$312,500	1380	420	7	1963	4	8820	N	N	12705 NE 114TH ST
015	856250	0750	10/25/04	\$305,000	1380	0	7	1963	3	7511	N	N	7419 141ST AV NE
015	742410	0020	5/26/04	\$302,000	1390	0	7	1968	4	6461	N	N	7315 151ST AV NE
015	795504	0050	11/3/05	\$440,000	1390	500	7	1972	3	8403	N	N	14127 NE 78TH CT
015	795504	0180	7/11/05	\$399,950	1390	360	7	1972	4	8030	N	N	12016 NE 62ND ST
015	804420	0020	8/14/03	\$260,000	1390	0	7	1981	3	3150	N	N	7909 134TH AV NE
015	804420	0050	3/25/04	\$268,000	1390	0	7	1981	3	2625	N	N	7419 138TH PL NE
015	184210	0050	11/5/03	\$290,000	1400	700	7	1967	4	9878	N	N	10710 126TH PL NE
015	804500	0050	5/10/05	\$399,950	1400	420	7	1966	5	6746	N	N	7330 151ST AV NE
015	941350	0120	7/21/04	\$319,900	1400	0	7	1973	3	6650	N	N	14615 NE 76TH ST
015	856250	0110	6/26/05	\$375,000	1410	0	7	1962	5	9547	N	N	7519 137TH AV NE
015	108750	0030	9/3/04	\$292,500	1420	0	7	1955	3	10790	N	N	13044 NE 102ND PL
015	184210	0030	5/18/05	\$435,500	1420	850	7	1965	4	9804	N	N	13648 NE 137TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	742100	0070	7/28/03	\$260,950	1420	0	7	1965	3	10125	N	N	14902 NE 70TH ST
015	856250	0520	12/18/03	\$390,000	1420	1420	7	1968	5	7875	N	N	7719 135TH PL NE
015	102505	9151	7/8/03	\$268,000	1430	0	7	1958	4	10988	N	N	13019 NE 102ND PL
015	421520	0040	8/17/04	\$335,000	1430	0	7	1969	4	10865	N	N	13425 NE 132ND ST
015	078500	0040	8/12/04	\$299,950	1440	0	7	1961	4	8465	N	N	12411 NE 109TH PL
015	254720	0040	2/10/04	\$250,000	1440	0	7	1967	4	9963	N	N	12115 NE 107TH ST
015	390050	0090	12/29/04	\$277,500	1440	0	7	1963	4	10523	N	N	13123 NE 111TH PL
015	856260	0150	5/12/04	\$328,000	1440	0	7	1964	4	7875	N	N	7407 127TH AV NE
015	108790	0035	8/4/04	\$468,500	1450	0	7	1962	4	19528	N	N	10615 126TH AV NE
015	620290	0120	6/26/03	\$345,000	1450	1200	7	1962	4	8953	N	N	12731 NE 102ND PL
015	941350	0020	9/15/03	\$310,000	1450	830	7	1969	3	8400	N	N	6321 152ND AV NE
015	742010	0020	3/9/05	\$400,000	1460	0	7	1967	4	10950	N	N	13622 NE 136TH PL
015	951250	0050	7/10/04	\$274,500	1460	0	7	1967	3	8960	N	N	13715 NE 71ST PL
015	092505	9210	6/29/04	\$344,990	1470	0	7	1972	3	12100	N	N	13429 NE 136TH PL
015	123750	0840	3/7/03	\$230,000	1470	0	7	1961	3	12113	N	N	8414 139TH AV NE
015	743650	0360	11/5/04	\$332,500	1480	0	7	1974	3	7040	N	N	12410 NE 80TH ST
015	795504	0070	7/7/03	\$285,000	1480	0	7	1972	3	8185	N	N	14127 NE 78TH CT
015	804500	0460	7/14/04	\$316,900	1490	0	7	1966	3	10284	N	N	7533 140TH PL NE
015	124150	0027	7/30/04	\$445,000	1500	1430	7	1979	3	15158	N	N	13233 NE 139TH PL
015	792275	0130	6/7/04	\$394,000	1500	1300	7	1969	3	9800	N	N	6919 120TH AV NE
015	873170	0010	9/23/03	\$325,000	1500	0	7	1956	4	10125	N	N	7509 135TH PL NE
015	792271	0320	10/8/04	\$346,000	1520	0	7	1975	4	9605	N	N	6610 123RD AV NE
015	792271	0770	9/2/05	\$395,000	1520	0	7	1973	4	13775	N	N	7109 134TH AV NE
015	108790	0125	12/11/03	\$355,000	1530	0	7	1961	3	12600	N	N	13331 NE 137TH PL
015	742410	0160	5/10/05	\$416,000	1530	0	7	1968	5	8260	N	N	13406 NE 80TH ST
015	123310	0353	8/10/05	\$367,000	1547	0	7	1965	4	9101	N	N	10710 SLATER AV NE
015	108770	0085	6/26/03	\$305,000	1550	0	7	1958	4	9520	N	N	8514 139TH AV NE
015	792271	0530	4/20/05	\$386,950	1550	0	7	1971	5	9200	N	N	7528 126TH AV NE
015	795504	0080	11/23/04	\$372,500	1550	780	7	1972	3	8000	N	N	7628 138TH PL NE
015	081800	0110	4/11/03	\$300,000	1560	0	7	1969	4	6500	N	N	13219 NE 104TH ST
015	102505	9147	12/8/03	\$319,800	1560	0	7	1966	4	7300	N	N	13022 NE 102ND PL
015	951250	0520	1/29/03	\$275,950	1560	0	7	1969	3	10659	N	N	14001 NE 63RD CT

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	951250	0540	9/16/03	\$265,000	1560	0	7	1969	3	9170	N	N	12517 NE 65TH CT
015	951250	0850	8/3/04	\$315,000	1560	0	7	1967	4	8400	N	N	7031 151ST AV NE
015	092505	9265	10/21/03	\$350,000	1570	710	7	1969	3	10178	N	N	12815 NE 112TH ST
015	792270	0250	4/21/05	\$410,000	1570	740	7	1975	3	10200	N	N	8050 122ND AV NE
015	123750	0780	3/30/04	\$358,000	1580	0	7	1959	3	14250	N	N	10012 136TH AV NE
015	792270	0590	4/21/03	\$295,000	1580	0	7	1968	3	7800	N	N	8115 134TH PL NE
015	108750	0065	2/23/04	\$308,000	1590	0	7	1955	4	11636	N	N	13016 NE 87TH ST
015	184220	0030	7/10/03	\$297,500	1590	0	7	1964	3	15000	N	N	13619 133RD AV NE
015	184220	0050	4/15/03	\$272,341	1590	0	7	1964	3	12531	N	N	12911 NE 88TH ST
015	184220	0100	1/16/03	\$316,000	1590	400	7	1964	4	10264	N	N	13129 NE 100TH ST
015	856250	0070	12/4/03	\$335,000	1590	0	7	1963	5	8976	N	N	6101 120TH PL NE
015	108770	0065	4/25/05	\$356,000	1600	0	7	1955	4	9520	N	N	12704 NE 111TH PL
015	795504	0150	1/8/03	\$276,000	1610	0	7	1972	3	8421	N	N	12319 NE 68TH PL
015	184210	0080	8/18/03	\$364,000	1620	1130	7	1964	3	9246	N	N	13007 NE 108TH ST
015	856270	0030	8/4/04	\$410,000	1620	1060	7	1967	4	10409	N	N	12813 NE 83RD ST
015	642110	0568	4/27/05	\$410,000	1640	0	7	1988	4	11240	N	N	10228 SLATER AV NE
015	856270	0500	3/29/05	\$390,000	1640	0	7	1966	4	8164	N	N	14004 NE 72ND PL
015	856250	1000	7/24/03	\$247,000	1660	0	7	1962	3	8314	N	N	7321 128TH AV NE
015	184230	0020	11/10/03	\$272,000	1670	0	7	1967	4	7840	N	N	8831 132ND PL NE
015	389710	0080	7/27/04	\$283,000	1670	0	7	1973	3	8800	N	N	13220 NE 114TH ST
015	108790	0135	8/21/03	\$307,000	1680	0	7	1958	3	14400	N	N	11205 127TH PL NE
015	804500	0150	2/25/04	\$325,000	1700	0	7	1966	3	10150	N	N	8110 135TH PL NE
015	804500	0190	5/20/05	\$409,950	1700	0	7	1966	4	8251	N	N	14102 NE 78TH CT
015	804500	0340	10/22/04	\$350,000	1700	0	7	1966	3	7210	N	N	7533 140TH PL NE
015	856260	0430	4/1/05	\$353,500	1700	0	7	1966	5	7616	N	N	15354 NE 63RD WY
015	108610	0120	9/7/05	\$459,000	1730	0	7	1962	4	8580	N	N	11303 126TH AV NE
015	856250	0120	8/13/03	\$259,921	1750	0	7	1963	4	7875	N	N	14011 NE 74TH ST
015	742010	0010	1/24/05	\$358,000	1760	0	7	1962	4	10950	N	N	13622 NE 136TH PL
015	092505	9198	6/24/03	\$337,500	1770	0	7	1967	4	7200	N	N	13320 NE 137TH PL
015	092505	9198	9/9/04	\$358,000	1770	0	7	1967	4	7200	N	N	10810 126TH AV NE
015	092505	9115	11/19/04	\$397,000	1780	0	7	1953	5	9545	N	N	13713 134TH AV NE
015	792271	0480	1/22/03	\$365,000	1780	880	7	1969	5	12950	N	N	12056 NE 70TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	126240	0150	11/20/03	\$329,000	1800	0	7	1964	3	11427	N	N	13108 NE 129TH ST
015	640070	0098	4/2/04	\$330,000	1800	0	7	1977	3	9102	N	N	12508 NE 90TH ST
015	108770	0075	9/3/03	\$326,950	1810	0	7	1956	4	9520	N	N	13008 NE 102ND PL
015	642110	0503	4/7/05	\$399,000	1860	0	7	2004	3	8396	N	N	12720 NE 103RD PL
015	184210	0020	5/13/04	\$350,000	1870	620	7	1964	4	9490	N	N	13417 NE 132ND ST
015	184220	0070	5/25/04	\$330,000	1890	0	7	1964	4	6375	N	N	13204 NE 130TH PL
015	856250	0530	5/10/04	\$340,000	1940	0	7	1963	3	7585	N	N	12219 NE 73RD ST
015	108610	0210	6/10/04	\$325,000	1980	0	7	1961	4	8376	N	N	10616 124TH AV NE
015	642110	0355	1/27/05	\$374,000	1980	0	7	1968	4	10767	N	N	12729 NE 103RD PL
015	640070	0071	10/29/03	\$375,000	1990	0	7	1993	3	7244	N	N	10014 124TH AV NE
015	667270	0020	2/22/05	\$424,500	2040	0	7	1947	5	10400	N	N	9016 132ND AV NE
015	856250	0740	5/26/05	\$349,578	2070	0	7	1963	3	7474	N	N	7603 141ST AV NE
015	092505	9132	6/29/04	\$346,500	2080	0	7	1985	3	10440	N	N	13200 NE 138TH PL
015	804500	0500	11/17/04	\$424,990	2090	0	7	1966	4	10286	N	N	7416 140TH PL NE
015	804500	0170	6/11/03	\$357,000	2470	0	7	1966	4	7789	N	N	14120 NE 78TH CT
015	856270	0460	5/6/04	\$293,000	1070	850	8	1965	3	7001	N	N	7807 140TH PL NE
015	792270	0460	5/19/04	\$364,103	1130	790	8	1975	4	8585	N	N	7429 152ND CT NE
015	056900	0160	3/6/04	\$280,000	1140	0	8	1970	3	4950	N	N	13314 NE 104TH ST
015	792272	0140	7/19/05	\$452,500	1150	1020	8	1975	4	8360	N	N	14117 NE 72ND ST
015	804450	0050	3/5/04	\$315,000	1150	530	8	1977	3	8993	N	N	12809 NE 84TH ST
015	792270	0320	5/22/03	\$271,000	1180	500	8	1969	3	14145	N	N	8039 134TH AV NE
015	719735	0010	5/3/05	\$406,000	1190	800	8	1977	3	9020	N	N	13312 NE 92ND WY
015	856270	0010	6/2/03	\$305,000	1200	710	8	1969	3	10550	N	N	7510 137TH AV NE
015	111581	0040	5/19/04	\$335,000	1210	450	8	1975	3	9340	N	N	13631 NE 102ND ST
015	743640	0030	7/28/04	\$361,200	1230	530	8	1974	4	7476	N	N	12210 NE 78TH ST
015	743640	0040	10/31/03	\$321,000	1230	720	8	1973	4	7378	N	N	8005 128TH AV NE
015	804450	0070	6/18/03	\$327,000	1230	810	8	1977	3	8772	N	N	7903 133RD AV NE
015	124150	0026	2/11/03	\$334,950	1250	940	8	1979	4	15139	N	N	13722 135TH AV NE
015	720243	0120	11/24/03	\$430,000	1250	1200	8	1970	4	9024	N	N	7507 146TH AV NE
015	620300	0120	10/8/03	\$320,000	1260	0	8	1967	4	9566	N	N	10024 124TH AV NE
015	856260	0030	12/9/05	\$381,290	1260	0	8	1963	3	7142	N	N	7407 127TH AV NE
015	812345	0210	10/28/05	\$470,000	1280	800	8	1978	3	10112	N	N	14003 NE 77TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	941351	0070	1/16/03	\$354,990	1290	430	8	1979	3	9737	N	N	14212 NE 66TH ST
015	108800	0050	10/7/03	\$346,000	1300	670	8	1973	4	10548	N	N	13833 133RD PL NE
015	792272	0170	1/20/03	\$323,000	1300	1000	8	1977	3	8360	N	N	6008 116TH AV NE
015	289600	0390	1/24/05	\$435,000	1320	560	8	1975	4	11000	N	N	12826 NE 86TH ST
015	068653	0110	2/4/05	\$440,000	1330	1130	8	1976	4	8710	N	N	10737 126TH AV NE
015	068653	0120	9/3/03	\$360,000	1340	1240	8	1975	4	8800	N	N	12604 NE 90TH ST
015	111580	0180	12/5/05	\$449,950	1340	0	8	1970	5	6608	N	N	12936 NE 130TH ST
015	184231	0070	6/17/04	\$382,500	1340	650	8	1974	4	8400	N	N	10744 126TH AV NE
015	804450	0110	11/17/05	\$415,000	1340	0	8	1977	3	7776	N	N	12853 NE 83RD ST
015	108800	0180	10/22/03	\$364,950	1360	810	8	1972	4	8573	N	N	13400 NE 138TH PL
015	792275	0080	8/9/05	\$484,950	1360	910	8	1968	4	12545	N	N	13220 NE 80TH ST
015	389710	0365	8/30/05	\$559,500	1380	1380	8	1973	4	12875	N	N	10713 128TH AV NE
015	056900	0170	5/19/03	\$319,000	1400	1230	8	1970	3	9690	N	N	12626 NE 104TH ST
015	741970	0010	7/19/04	\$395,000	1400	1400	8	1963	3	17788	N	N	13537 137TH PL NE
015	792271	0020	7/18/05	\$445,000	1400	790	8	1974	5	9120	N	N	6909 133RD CT NE
015	812345	0370	3/20/03	\$287,000	1410	0	8	1978	3	7446	N	N	7316 141ST AV NE
015	856260	0230	10/8/05	\$390,000	1420	0	8	1965	3	7350	N	N	7919 127TH PL NE
015	856270	0490	2/18/05	\$332,000	1420	0	8	1965	3	8164	N	N	7801 140TH PL NE
015	056900	0050	6/18/03	\$325,000	1430	800	8	1969	4	8624	N	N	12405 NE 109TH PL
015	254720	0120	3/1/05	\$357,000	1430	0	8	1967	3	10180	N	N	11012 127TH PL NE
015	289600	0120	9/1/05	\$450,000	1430	500	8	1975	3	9600	N	N	13119 NE 97TH ST
015	812345	0400	4/5/04	\$358,000	1430	700	8	1978	3	8742	N	N	6715 146TH AV NE
015	856270	0530	3/3/05	\$360,500	1430	0	8	1964	4	8241	N	N	13310 NE 74TH ST
015	289600	0710	7/22/05	\$435,000	1440	1080	8	1977	3	11240	N	N	12910 133RD PL NE
015	792270	0430	4/15/05	\$360,000	1440	0	8	1967	4	8800	N	N	7533 123RD AV NE
015	108801	0220	5/27/04	\$410,000	1460	800	8	1973	3	5250	N	N	13129 129TH CT NE
015	111580	0590	7/29/03	\$302,250	1460	0	8	1972	3	8450	N	N	8700 128TH AV NE
015	111580	0600	5/28/03	\$280,000	1460	0	8	1972	3	9620	N	N	12820 NE 94TH ST
015	184231	0120	8/18/04	\$365,000	1460	990	8	1974	4	8000	N	N	13617 135TH AV NE
015	792271	0790	5/27/03	\$373,900	1460	610	8	1974	4	7700	N	N	7006 134TH AV NE
015	812345	0150	6/25/03	\$325,000	1460	690	8	1978	3	7700	N	N	7857 131ST AV NE
015	812345	0150	4/27/05	\$340,000	1460	690	8	1978	3	7700	N	N	7803 140TH PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	804470	0010	6/21/05	\$430,000	1470	470	8	1982	3	7306	N	N	15016 NE 64TH ST
015	092505	9216	5/6/05	\$405,000	1480	670	8	1975	3	12320	N	N	8523 126TH AV NE
015	056900	0030	2/17/04	\$308,370	1490	0	8	1972	3	8550	N	N	10350 133RD AV NE
015	620265	0160	4/17/03	\$277,950	1490	0	8	1987	3	6497	N	N	10219 126TH AV NE
015	792266	0160	9/13/04	\$425,500	1500	510	8	1987	3	7408	N	N	11636 NE 74TH ST
015	792270	0330	5/26/04	\$439,950	1500	1400	8	1973	3	12810	N	N	7404 153RD CT NE
015	792271	0710	11/17/05	\$600,000	1500	1300	8	1973	4	17250	N	N	7840 122ND AV NE
015	068653	0010	4/20/04	\$354,000	1510	0	8	1976	3	10450	N	N	9709 130TH AV NE
015	642110	0562	9/14/05	\$435,400	1510	440	8	1977	5	11220	N	N	10224 SLATER AV NE
015	792271	0270	3/28/05	\$400,000	1520	0	8	1974	4	8960	N	N	12244 NE 67TH ST
015	056900	0120	9/9/03	\$349,950	1530	550	8	1972	3	9360	N	N	9030 124TH AV NE
015	254710	0050	9/7/05	\$550,000	1530	1200	8	1965	3	15438	N	N	12705 NE 114TH ST
015	856270	0210	8/4/04	\$338,000	1530	0	8	1965	3	7789	N	N	14704 NE 66TH ST
015	289600	0410	12/15/03	\$340,000	1540	360	8	1975	3	10000	N	N	12834 NE 86TH ST
015	108801	0080	1/30/03	\$314,000	1550	560	8	1973	4	7176	N	N	13209 NE 138TH PL
015	108801	0130	3/20/03	\$330,000	1550	560	8	1973	4	7360	N	N	10234 132ND AV NE
015	108801	0160	5/18/04	\$383,950	1550	560	8	1973	3	6050	N	N	12918 NE 131ST ST
015	056900	0060	5/9/03	\$277,000	1560	0	8	1972	3	8624	N	N	13615 NE 100TH ST
015	289600	0090	8/30/04	\$409,950	1560	870	8	1975	4	7600	N	N	13618 NE 93RD ST
015	856285	0030	9/15/04	\$430,000	1600	820	8	1972	4	8424	N	N	6430 146TH AV NE
015	792272	0360	6/23/03	\$370,000	1620	390	8	1975	4	8800	N	N	12113 NE 68TH PL
015	792275	0040	6/21/04	\$361,001	1620	0	8	1968	3	9800	N	N	6501 144TH AV NE
015	092505	9247	5/10/03	\$326,250	1630	0	8	1990	3	7201	N	N	13109 129TH AV NE
015	289600	0780	1/31/05	\$419,000	1630	580	8	1975	3	9000	N	N	13209 NE 119TH WY
015	792272	0150	5/27/04	\$406,000	1630	900	8	1977	3	8360	N	N	8350 133RD AV NE
015	792272	0150	1/5/05	\$452,000	1630	900	8	1977	3	8360	N	N	14028 NE 73RD ST
015	111580	0440	5/13/05	\$449,950	1650	0	8	1970	3	8560	N	N	12512 NE 106TH LN
015	111581	0010	10/17/03	\$485,000	1650	1040	8	1983	4	28050	N	N	13208 NE 129TH PL
015	812345	0250	7/12/04	\$342,000	1650	770	8	1978	3	7560	N	N	7308 143RD AV NE
015	108801	0190	7/24/03	\$370,000	1660	1250	8	1973	3	8250	N	N	13426 NE 136TH PL
015	108801	0190	6/10/04	\$399,000	1660	1250	8	1973	3	8250	N	N	13234 NE 139TH PL
015	389710	0275	4/22/03	\$345,000	1660	0	8	1978	3	9900	N	N	13429 NE 132ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	092505	9251	3/25/04	\$388,000	1670	0	8	1990	3	7222	N	N	10042 SLATER AV NE
015	108801	0250	1/2/04	\$419,000	1670	510	8	1973	4	6825	N	N	12822 130TH AV NE
015	620265	0200	10/22/03	\$348,900	1670	0	8	1987	4	6800	N	N	10219 126TH AV NE
015	812345	0270	8/4/03	\$340,000	1670	780	8	1977	3	8320	N	N	7315 141ST AV NE
015	642110	0585	4/21/05	\$405,000	1680	0	8	1984	3	9394	N	N	12716 NE 103RD PL
015	254720	0170	3/9/04	\$353,000	1690	0	8	1967	3	10083	N	N	12645 NE 109TH ST
015	254721	0080	7/29/04	\$565,000	1700	1100	8	1974	4	17594	N	N	12851 NE 107TH PL
015	792271	0380	4/21/03	\$293,950	1720	0	8	1975	4	5170	N	N	8230 122ND AV NE
015	056900	0110	3/10/05	\$453,000	1730	0	8	1972	4	8400	N	N	11006 126TH AV NE
015	289600	0290	4/10/03	\$292,000	1730	0	8	1975	3	9900	N	N	13023 NE 97TH ST
015	289600	0290	7/27/04	\$326,900	1730	0	8	1975	3	9900	N	N	13005 NE 97TH ST
015	620265	0120	9/20/03	\$344,800	1740	0	8	1986	4	6094	N	N	12721 NE 92ND PL
015	386470	0040	3/16/03	\$359,900	1750	0	8	1989	3	8997	N	N	12828 NE 103RD PL
015	926520	0030	6/22/05	\$510,000	1750	1400	8	1979	4	15000	N	N	7223 137TH AV NE
015	620265	0070	10/14/04	\$363,000	1760	0	8	1984	3	7202	N	N	11039 130TH AV NE
015	123750	0011	3/2/05	\$342,000	1770	0	8	1957	4	11850	N	N	13309 NE 138TH PL
015	620265	0110	12/12/05	\$479,900	1770	0	8	1986	3	6072	N	N	12728 NE 92ND PL
015	792271	0620	3/30/05	\$465,000	1780	580	8	1972	4	12166	N	N	15311 NE 62ND CT
015	792271	0740	6/25/03	\$300,000	1780	0	8	1976	3	10450	N	N	15309 NE 64TH CT
015	941351	0220	2/4/05	\$375,300	1780	0	8	1979	3	9680	N	N	14119 NE 71ST ST
015	092505	9254	6/22/04	\$499,000	1810	0	8	1990	3	7232	N	N	12843 NE 112TH ST
015	184231	0080	8/17/04	\$420,000	1810	510	8	1974	5	7800	N	N	13307 NE 136TH PL
015	386470	0070	8/13/04	\$392,500	1810	0	8	1987	3	7274	N	N	12920 NE 103RD PL
015	642110	0491	5/12/03	\$317,500	1810	0	8	1995	3	7573	N	N	14219 NE 81ST CT
015	254721	0010	4/8/03	\$340,000	1820	0	8	1973	3	10737	N	N	11002 127TH PL NE
015	941350	0210	5/2/05	\$425,000	1820	0	8	1969	3	10443	N	N	14218 NE 66TH ST
015	068653	0070	4/15/03	\$330,000	1840	0	8	1973	4	8400	N	N	12405 NE 112TH ST
015	254721	0160	1/5/04	\$395,000	1850	470	8	1974	3	10971	N	N	12850 NE 107TH PL
015	293540	0140	11/28/03	\$308,000	1850	0	8	1980	3	8400	N	N	10008 131ST PL NE
015	389510	0155	9/10/03	\$380,000	1870	530	8	1959	4	22281	N	N	12730 NE 102ND PL
015	743650	0020	2/4/03	\$315,000	1870	0	8	1974	4	7480	N	N	7524 126TH AV NE
015	620265	0020	3/3/03	\$339,950	1880	0	8	1987	3	8561	N	N	10509 125TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	856260	0460	6/6/05	\$385,000	1880	0	8	1964	4	8279	N	N	13032 NE 73RD ST
015	388910	0017	1/26/04	\$310,000	1920	0	8	1955	3	19600	N	N	12927 NE 101ST PL
015	111581	0030	10/5/05	\$450,000	1930	0	8	1975	3	10959	N	N	13121 129TH CT NE
015	424900	0030	12/29/03	\$467,000	1930	900	8	1988	3	7526	N	N	13425 NE 132ND ST
015	421520	0020	8/5/03	\$337,325	1960	0	8	1967	3	12219	N	N	12631 NE 90TH ST
015	289600	0540	8/11/03	\$365,000	1980	0	8	1974	4	8605	N	N	12730 NE 94TH CT
015	792270	0160	9/3/04	\$375,000	1980	0	8	1971	4	11875	N	N	14214 NE 73RD ST
015	792270	0230	3/22/04	\$359,950	1980	0	8	1975	4	8000	N	N	12008 NE 61ST ST
015	123750	0520	9/14/05	\$390,000	1990	0	8	1960	3	14475	N	N	13324 NE 89TH ST
015	092505	9256	12/10/04	\$459,000	2000	0	8	1990	3	7665	N	N	13619 134TH CT NE
015	092505	9255	10/8/03	\$379,000	2010	0	8	1990	3	7565	N	N	13631 134TH CT NE
015	289600	0170	10/6/04	\$403,000	2010	0	8	1975	3	13454	N	N	13115 NE 97TH ST
015	289600	0250	6/8/04	\$396,000	2030	0	8	1975	3	10400	N	N	13109 NE 97TH ST
015	620265	0150	12/13/04	\$389,900	2030	0	8	1986	3	8803	N	N	9722 130TH AV NE
015	792270	0570	4/13/04	\$399,500	2040	800	8	1968	3	7931	N	N	13540 NE 83RD ST
015	640070	0222	10/24/05	\$625,500	2040	0	8	2000	4	9835	N	N	13130 NE 74TH ST
015	389510	0117	3/8/04	\$336,000	2050	0	8	1995	3	9109	N	N	12830 NE 100TH ST
015	184231	0150	10/22/03	\$345,000	2090	0	8	1974	3	8800	N	N	13427 NE 137TH PL
015	792270	0540	2/9/05	\$383,000	2100	0	8	1967	3	10320	N	N	8208 122ND AV NE
015	111581	0100	3/6/03	\$366,500	2120	0	8	1975	4	10221	N	N	10507 124TH AV NE
015	082505	9343	5/29/03	\$380,000	2120	0	8	2000	3	10187	N	N	15316 NE 70TH ST
015	082505	9343	12/17/04	\$410,000	2120	0	8	2000	3	10187	N	N	15316 NE 70TH ST
015	418000	0060	5/15/03	\$449,750	2160	0	8	2003	3	9664	N	N	12855 NE 107TH PL
015	126240	0120	1/28/05	\$385,000	2170	0	8	1967	4	9729	N	N	12830 NE 88TH ST
015	102505	9063	11/24/04	\$502,500	2190	0	8	1982	3	14080	N	N	13034 NE 113TH ST
015	385010	0090	1/21/05	\$545,000	2200	0	8	2001	3	3600	N	N	14026 NE 61ST ST
015	804470	0120	5/16/05	\$490,000	2210	0	8	1981	3	7847	N	N	13434 NE 83RD ST
015	742100	0030	10/15/03	\$379,000	2250	0	8	2001	3	7307	N	N	7329 151ST AV NE
015	386470	0010	7/5/05	\$530,000	2256	0	8	1988	3	8039	N	N	12828 NE 103RD PL
015	112505	9128	3/20/03	\$358,000	2300	0	8	1987	3	8617	Y	N	12305 NE 108TH ST
015	112505	9128	1/13/04	\$400,000	2300	0	8	1987	3	8617	Y	N	13228 NE 129TH PL
015	620265	0010	8/28/03	\$370,500	2300	0	8	1987	3	11254	N	N	12715 NE 90TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	123690	0089	5/21/04	\$461,500	2310	0	8	1989	3	7542	N	N	13707 134TH AV NE
015	804470	0110	6/5/03	\$442,500	2320	0	8	1982	4	9617	N	N	14522 NE 67TH CT
015	792266	0100	4/26/04	\$360,000	2330	0	8	1983	3	7262	N	N	13706 137TH AV NE
015	082505	9338	7/6/04	\$414,000	2330	0	8	2001	3	8987	N	N	11714 NE 71ST ST
015	082505	9341	6/3/03	\$305,000	2330	0	8	2001	3	8950	N	N	7835 124TH AV NE
015	082505	9344	4/23/03	\$354,000	2330	0	8	2000	3	8913	N	N	13522 NE OLD REDMOND RD
015	804470	0050	8/5/04	\$433,500	2360	0	8	1982	3	7647	N	N	6563 125TH AV NE
015	941351	0110	4/6/04	\$380,000	2360	0	8	1979	3	9660	N	N	14613 NE 65TH CT
015	941351	0260	12/7/05	\$540,000	2360	0	8	1979	4	9600	N	N	6836 140TH PL NE
015	941351	0280	4/13/04	\$360,000	2360	0	8	1979	3	9600	N	N	12117 NE 68TH PL
015	123310	0319	12/16/05	\$610,000	2390	0	8	1997	3	7347	N	N	13021 NE 70TH DR
015	289600	0460	3/4/03	\$367,000	2400	0	8	1975	3	8348	N	N	11703 132ND PL NE
015	344460	0020	8/30/04	\$520,000	2400	0	8	1985	4	8856	N	N	12630 NE 94TH WY
015	389710	0860	10/23/03	\$375,000	2400	420	8	1963	3	9350	Y	N	12633 NE 90TH ST
015	804470	0150	3/31/04	\$436,000	2400	0	8	1981	3	10973	N	N	6202 120TH AV NE
015	640070	0310	9/26/03	\$393,000	2410	0	8	1989	4	7200	N	N	14208 NE 86TH ST
015	640070	0051	5/10/04	\$551,000	2480	0	8	2003	3	7380	N	N	12414 NE 100TH ST
015	092505	9143	10/19/05	\$605,000	2490	0	8	1961	4	20363	N	N	13215 NE 138TH PL
015	123310	0620	4/15/04	\$396,940	2520	0	8	1908	5	9221	N	N	13104 NE 109TH PL
015	092505	9248	5/21/04	\$470,000	2530	0	8	1990	4	7240	N	N	10042 SLATER AV NE
015	123750	0160	11/3/05	\$496,000	2590	0	8	1958	4	17000	N	N	12707 NE 111TH PL
015	642110	0014	5/10/05	\$550,000	2610	0	8	1995	3	8760	N	N	10224 125TH AV NE
015	389710	0250	10/19/04	\$495,400	2620	0	8	1982	3	9900	N	N	12724 NE 94TH CT
015	389710	0250	10/10/05	\$599,000	2620	0	8	1982	3	9900	N	N	10701 128TH AV NE
015	388910	0022	4/11/03	\$499,950	2650	0	8	2003	3	8449	N	N	13315 NE 117TH WY
015	388910	0022	6/1/05	\$650,000	2650	0	8	2003	3	8449	N	N	13730 NE 93RD CT
015	082505	9339	7/21/03	\$399,000	2700	0	8	2001	3	10236	N	N	14120 NE 63RD CT
015	082505	9342	7/22/03	\$338,000	2700	0	8	2001	3	10199	N	N	13003 NE 70TH DR
015	667270	0060	10/13/03	\$359,950	2770	0	8	1978	3	8604	N	N	10234 SLATER AV NE
015	286910	0070	4/3/03	\$460,000	2840	0	8	1986	3	11821	N	N	12611 NE 94TH WY
015	743650	0040	8/15/05	\$548,000	3200	0	8	1974	3	7578	N	N	7920 NE 140TH ST
015	792275	0060	3/10/04	\$432,500	3220	0	8	1968	3	10030	N	N	7644 139TH PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	792270	0260	5/12/03	\$380,000	3240	0	8	1972	3	8000	N	N	12526 NE 80TH ST
015	792271	0460	9/3/05	\$585,000	3300	0	8	1973	5	10080	N	N	13510 NE 78TH ST
015	792271	0230	10/16/03	\$424,500	3410	0	8	1974	3	10675	N	N	12317 NE 68TH PL
015	943530	0112	9/8/04	\$378,000	1280	1100	9	2004	3	6225	N	N	7517 154TH AV NE
015	773230	0510	5/2/05	\$499,900	1540	880	9	1984	3	7151	N	N	7627 139TH PL NE
015	773230	0010	5/23/03	\$320,000	1600	0	9	1984	3	9552	N	N	7705 135TH AV NE
015	773230	0040	12/10/04	\$425,000	1680	0	9	1984	3	8104	N	N	13773 NE 77TH PL
015	124150	0144	7/16/03	\$365,000	1690	430	9	1999	3	3600	N	N	12908 NE 75TH ST
015	124150	0141	11/17/03	\$367,000	1780	0	9	1998	3	3611	N	N	14217 NE 67TH CT
015	124150	0141	2/24/03	\$335,000	1780	0	9	1998	3	3611	N	N	13011 NE 71ST CT
015	112505	9088	5/30/03	\$399,000	1810	820	9	1990	3	9794	N	N	13008 NE 98TH PL
015	773230	0200	3/22/04	\$413,000	1820	0	9	1985	3	8762	N	N	7729 139TH PL NE
015	773240	0440	9/4/03	\$390,000	1860	0	9	1986	3	7504	N	N	13503 NE 70TH ST
015	409910	0100	9/30/04	\$429,300	1900	0	9	1996	3	3372	N	N	14403 NE 76TH ST
015	409910	0230	11/20/03	\$385,000	1900	0	9	1996	3	4662	N	N	6621 141ST PL NE
015	124150	0162	5/22/03	\$372,500	1940	0	9	1995	3	7200	N	N	13812 NE 87TH ST
015	124150	0140	7/11/05	\$478,950	1961	0	9	1998	3	3600	N	N	6204 146TH AV NE
015	773240	0260	3/31/05	\$490,000	1970	0	9	1987	3	9008	N	N	7933 127TH PL NE
015	773240	0340	1/24/05	\$480,000	2020	0	9	1986	3	7941	N	N	6124 120TH AV NE
015	124150	0146	2/3/03	\$333,000	2020	0	9	1998	3	3699	N	N	13514 NE OLD REDMOND RD
015	773240	0420	10/27/05	\$540,000	2040	0	9	1986	3	7504	N	N	13503 NE 70TH ST
015	773240	0060	11/12/03	\$428,000	2060	0	9	1986	3	9504	N	N	7615 139TH PL NE
015	124150	0142	5/2/03	\$367,000	2070	0	9	1998	3	3599	N	N	6718 147TH CT NE
015	124150	0143	5/19/03	\$355,000	2070	0	9	1998	3	3600	N	N	13840 NE 80TH ST
015	385010	0010	3/6/03	\$615,000	2070	750	9	2003	3	4337	Y	N	7011 117TH PL NE
015	385010	0020	6/2/03	\$620,000	2070	750	9	2003	3	3600	Y	N	7021 117TH PL NE
015	385010	0030	2/24/04	\$630,000	2070	750	9	2003	3	3600	Y	N	7025 117TH PL NE
015	385010	0050	4/12/04	\$625,000	2070	750	9	2003	3	3600	Y	N	7101 117TH PL NE
015	385010	0060	5/1/03	\$590,000	2070	750	9	2003	3	5239	N	N	7109 117TH PL NE
015	773230	0540	4/30/04	\$455,000	2130	0	9	1984	3	7211	N	N	7627 139TH PL NE
015	092505	9195	7/1/04	\$484,000	2150	0	9	1999	3	5227	N	N	12617 NE 110TH ST
015	254721	0040	2/14/05	\$569,000	2160	0	9	1973	3	13045	N	N	12829 NE 107TH PL

Improved Sales Used In This Physical Inspection Analysis
Area 93

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	642100	0220	5/27/04	\$470,000	2160	0	9	1989	3	7727	N	N	14224 NE 81ST CT
015	642110	0342	8/11/03	\$488,000	2160	0	9	1989	4	9888	N	N	10517 125TH AV NE
015	773240	0360	11/30/04	\$510,000	2160	0	9	1986	3	7525	N	N	7413 152ND CT NE
015	773240	0250	6/20/05	\$552,000	2230	0	9	1986	3	8464	N	N	12028 NE 62ND ST
015	773230	0460	9/21/04	\$493,000	2260	0	9	1984	3	7163	N	N	7643 139TH PL NE
015	102505	9202	5/19/05	\$532,000	2280	0	9	1992	3	8955	N	N	12857 NE 102ND PL
015	773230	0030	3/27/03	\$369,888	2310	0	9	1984	3	7176	N	N	12045 NE 75TH ST
015	773230	0120	8/24/04	\$495,000	2320	0	9	1986	3	9154	N	N	12211 NE 80TH ST
015	642100	0290	10/12/05	\$606,000	2340	0	9	1989	3	7729	N	N	12516 NE 90TH ST
015	642110	0340	9/11/03	\$465,000	2360	0	9	1989	3	10554	N	N	12619 NE 107TH PL
015	773240	0160	7/2/04	\$518,000	2360	0	9	1986	3	10864	N	N	7344 122ND AV NE
015	102505	9201	4/28/05	\$513,500	2390	0	9	1992	3	9604	N	N	13019 NE 102ND PL
015	385010	0120	7/1/03	\$565,000	2440	530	9	2002	3	3925	N	N	12914 NE 72ND ST
015	124150	0173	6/16/04	\$525,000	2450	0	9	1992	3	7244	N	N	13221 NE 138TH PL
015	365760	0050	10/5/04	\$475,693	2450	0	9	1994	3	7878	N	N	12806 NE 111TH PL
015	773240	0450	8/26/03	\$529,000	2450	0	9	1986	4	7917	N	N	13520 NE 70TH ST
015	424900	0340	5/21/03	\$477,000	2480	860	9	1988	3	8151	N	N	10417 125TH AV NE
015	773230	0190	5/12/04	\$484,950	2480	0	9	1986	3	7912	N	N	13793 NE 77TH PL
015	365760	0070	3/30/04	\$499,950	2500	0	9	1995	3	8717	N	N	12902 NE 100TH ST
015	642100	0260	3/4/05	\$555,000	2510	0	9	1988	3	10342	N	N	8517 143RD CT NE
015	409910	0010	11/18/05	\$600,000	2510	0	9	1996	3	5660	N	N	14107 NE 62ND ST
015	124150	0152	6/3/04	\$519,800	2520	0	9	2003	3	6844	N	N	13104 NE 70TH DR
015	642100	0240	7/30/04	\$491,000	2530	0	9	1988	3	10276	N	N	10513 125TH AV NE
015	642100	0180	8/13/04	\$525,000	2560	0	9	1988	3	10315	N	N	12726 NE 103RD PL
015	773240	0320	3/23/04	\$528,000	2560	0	9	1986	3	9559	N	N	8212 134TH PL NE
015	642100	0300	10/21/03	\$470,000	2570	0	9	1989	4	7956	N	N	10230 125TH AV NE
015	385010	0110	4/20/05	\$709,500	2580	570	9	2002	3	3789	N	N	7850 123RD AV NE
015	424900	0320	5/18/04	\$465,000	2600	0	9	1988	3	7752	Y	N	14028 NE 84TH ST
015	385010	0140	12/11/03	\$670,000	2600	560	9	2003	3	3798	N	N	14867 NE 75TH ST
015	385010	0160	9/19/03	\$589,000	2600	560	9	2003	3	4047	N	N	6142 147TH PL NE
015	124150	0180	7/18/03	\$552,405	2610	0	9	2003	3	7280	N	N	6218 154TH AV NE
015	124150	0181	9/17/03	\$554,950	2610	0	9	2003	3	7284	N	N	6119 141ST CT NE

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	124150	0153	5/7/04	\$538,562	2610	0	9	2004	3	6916	N	N	13108 NE 70TH DR
015	124150	0168	2/25/04	\$564,800	2610	0	9	2004	3	6892	N	N	13022 NE 70TH DR
015	388910	0011	5/28/03	\$509,000	2620	0	9	2002	3	8505	N	N	12712 NE 102ND PL
015	679210	0040	1/3/03	\$450,000	2620	0	9	1990	3	20810	N	N	13238 NE 97TH ST
015	773230	0320	7/25/05	\$625,000	2620	0	9	1984	4	12702	N	N	7729 139TH PL NE
015	642100	0030	5/19/03	\$459,900	2630	0	9	1989	3	8679	N	N	12825 NE 86TH ST
015	773230	0130	7/20/05	\$588,800	2640	0	9	1984	4	8853	N	N	13035 NE 83RD ST
015	720243	0030	12/11/03	\$484,900	2640	0	9	1996	3	9003	N	N	7507 146TH AV NE
015	389510	0130	10/19/05	\$520,000	2660	0	9	1995	3	17887	N	N	10029 131ST PL NE
015	424900	0210	3/4/03	\$442,000	2670	0	9	1988	3	12602	Y	N	14127 NE 85TH CT
015	388910	0029	9/26/03	\$599,200	2670	0	9	2003	3	10481	N	N	13105 NE 70TH DR
015	388910	0032	12/15/03	\$580,000	2670	0	9	2003	3	8447	N	N	8024 126TH AV NE
015	388910	0032	4/11/05	\$681,500	2670	0	9	2003	3	8447	N	N	13125 NE 71ST LN
015	092505	9296	12/10/03	\$626,860	2710	0	9	2003	3	6527	N	N	13028 NE 70TH DR
015	388910	0026	1/14/03	\$512,000	2720	0	9	2002	3	8534	N	N	6819 117TH AV NE
015	388910	0026	3/28/05	\$620,000	2720	0	9	2002	3	8534	N	N	6910 117TH DR NE
015	385010	0130	9/4/03	\$591,000	2720	230	9	2003	3	3834	N	N	14916 NE 73RD CT
015	385010	0150	10/9/03	\$590,000	2720	230	9	2003	3	4406	N	N	14703 NE 61ST ST
015	424900	0370	5/14/03	\$468,000	2740	0	9	1988	3	7522	N	N	8402 140TH AV NE
015	124150	0165	12/15/03	\$535,800	2740	0	9	2003	3	6844	N	N	13115 NE 70TH DR
015	124150	0154	1/26/04	\$552,800	2750	0	9	2003	3	6865	N	N	13206 NE 138TH PL
015	124150	0159	11/25/03	\$545,800	2750	0	9	2003	3	6992	N	N	13111 NE 109TH PL
015	124150	0169	5/10/04	\$582,010	2750	0	9	2004	3	7200	N	N	14508 NE 61ST ST
015	773240	0150	4/11/03	\$541,000	2780	0	9	1986	3	10021	N	N	11621 NE 75TH ST
015	123310	0652	5/18/04	\$559,000	2780	0	9	2004	3	6882	N	N	6118 147TH CT NE
015	092505	9305	7/23/03	\$699,950	2790	1150	9	2003	3	9240	N	N	13128 NE 71ST LN
015	042505	9064	7/23/03	\$465,000	2800	0	9	1998	3	8092	N	N	7405 131ST PL NE
015	124150	0175	6/30/03	\$578,397	2810	0	9	2003	3	7284	N	N	13248 NE 139TH PL
015	773240	0220	10/3/03	\$570,000	2810	0	9	1986	4	9429	N	N	8310 133RD AV NE
015	123310	0648	5/12/04	\$564,000	2820	0	9	2003	3	7330	N	N	8205 131ST AV NE
015	123310	0622	11/8/04	\$563,750	2820	0	9	2004	3	7738	N	N	7327 126TH AV NE
015	124150	0178	3/29/04	\$525,000	2830	0	9	2003	3	7280	N	N	6607 149TH AV NE

Improved Sales Used In This Physical Inspection Analysis
Area 93

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	124150	0182	11/24/03	\$539,950	2830	0	9	2003	3	7281	N	N	14001 NE 61ST ST
015	123310	0651	5/7/04	\$571,000	2840	0	9	2004	3	7267	N	N	13218 NE 131ST PL
015	424900	0040	6/24/05	\$580,000	2840	0	9	1989	3	8095	N	N	12227 NE 105TH ST
015	123310	0649	5/18/04	\$573,000	2840	0	9	2004	3	6953	N	N	13112 NE 71ST LN
015	123310	0650	10/17/03	\$565,000	2860	0	9	2003	3	7287	N	N	13016 133RD PL NE
015	124150	0179	6/9/03	\$587,518	2860	0	9	2003	3	7281	N	N	6718 149TH AV NE
015	123310	0653	2/28/04	\$569,000	2860	0	9	2003	3	6882	N	N	12715 NE 81ST PL
015	640070	0391	7/27/05	\$679,950	2870	0	9	2005	3	9453	N	N	12715 NE 103RD PL
015	092505	9297	10/1/03	\$649,500	2890	0	9	2003	3	7200	N	N	6929 123RD AV NE
015	123310	0621	3/1/05	\$588,350	2890	0	9	2004	3	6878	N	N	7334 126TH AV NE
015	666600	0020	6/28/04	\$560,000	2900	0	9	2001	3	13300	N	N	13116 NE 104TH ST
015	720243	0140	10/6/05	\$670,000	2900	0	9	1996	3	12934	N	N	13326 NE 69TH WY
015	092505	9300	2/24/03	\$525,022	2900	0	9	2003	3	6644	N	N	7724 149TH AV NE
015	124150	0064	9/22/03	\$572,000	2950	0	9	2003	3	7202	N	N	7022 117TH PL NE
015	424900	0090	6/15/05	\$566,000	2960	0	9	1989	3	7837	N	N	12315 NE 100TH PL
015	773240	0370	9/16/03	\$528,000	2970	0	9	1986	3	8855	N	N	12118 NE 64TH ST
015	092505	9295	4/17/03	\$640,000	2980	0	9	2002	3	7401	N	N	13119 NE 70TH DR
015	773230	0080	6/22/04	\$569,900	3000	0	9	1984	3	10773	N	N	7630 139TH PL NE
015	123310	0646	4/7/04	\$625,510	3010	0	9	2004	3	8478	N	N	12724 NE 81ST PL
015	123310	0647	9/22/03	\$570,000	3010	0	9	2003	3	8131	N	N	6704 125TH AV NE
015	388910	0027	2/11/03	\$559,000	3030	0	9	2003	3	8507	N	N	13124 NE 70TH DR
015	123310	0623	11/16/04	\$597,500	3140	0	9	2004	3	8153	N	N	6112 147TH PL NE
015	092505	9306	8/3/04	\$599,950	3160	0	9	2004	3	8200	N	N	7212 153RD AV NE
015	123310	0656	2/5/03	\$465,000	3180	0	9	1991	3	19735	N	N	13852 NE 84TH ST
015	022510	0111	4/1/05	\$709,000	3270	0	9	2004	3	7049	N	N	11821 NE 74TH ST
015	124150	0049	7/7/04	\$649,500	3280	0	9	2004	3	8754	N	N	12131 NE 107TH ST
015	124150	0060	6/18/03	\$579,950	3280	0	9	2003	3	7426	N	N	15215 NE 72ND ST
015	773240	0310	11/19/04	\$555,500	3300	0	9	1986	3	8455	N	N	15315 NE 74TH WY
015	389710	0735	2/24/04	\$679,900	3310	0	9	2003	3	8611	Y	N	9833 128TH AV NE
015	389710	0730	6/28/04	\$639,900	3310	0	9	2003	3	8611	N	N	6917 123RD AV NE
015	124150	0054	7/19/04	\$688,000	3310	0	9	2004	3	8754	N	N	12522 NE 65TH ST
015	022510	0110	2/22/05	\$706,000	3320	0	9	2004	3	7045	N	N	11053 132ND AV NE

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	389710	0740	10/27/03	\$677,000	3360	0	9	2003	3	8611	N	N	7023 118TH PL NE
015	642110	0049	8/6/03	\$570,000	3430	0	9	2003	3	15246	Y	N	12935 NE 86TH ST
015	092505	9105	9/16/04	\$849,000	3490	1200	9	2004	3	9242	N	N	13713 134TH AV NE
015	124150	0051	8/17/04	\$720,000	3510	0	9	2004	3	8754	N	N	12504 NE 106TH LN
015	642110	0635	9/6/05	\$705,000	3540	0	9	2001	3	7793	Y	N	13033 NE 70TH DR
015	124150	0059	10/15/04	\$728,000	3560	0	9	2004	3	8754	N	N	14103 NE 61ST ST
015	022510	0112	2/28/05	\$709,000	3620	0	9	2004	3	7049	N	N	11815 NE 74TH ST
015	123310	0517	4/8/03	\$535,000	2730	0	10	2001	3	7200	N	N	13103 NE 70TH DR
015	123310	0522	4/27/04	\$525,000	2890	0	10	2001	3	11352	N	N	15318 NE 70TH ST
015	092505	9303	10/21/04	\$650,000	2890	0	10	2004	3	8000	N	N	13921 NE REDMOND WY
015	092505	9304	3/31/04	\$710,000	3080	0	10	2004	3	8342	N	N	15203 NE 71ST CT
015	286920	0010	11/10/05	\$730,000	3160	0	10	2000	3	5444	N	N	6211 145TH AV NE
015	286920	0130	9/6/05	\$702,000	3160	0	10	2001	3	4411	N	N	14028 NE 63RD CT
015	286920	0090	1/9/03	\$556,333	3200	0	10	2002	3	4549	N	N	13016 NE 71ST ST
015	286920	0120	3/1/05	\$664,000	3200	0	10	2001	3	4676	N	N	11805 NE 75TH ST
015	286920	0050	3/29/05	\$690,000	3290	0	10	2001	3	6139	N	N	2816 122ND AV NE
015	286920	0060	11/3/03	\$610,000	3290	0	10	2000	3	5999	N	N	7614 146TH AV NE
015	286920	0040	2/21/03	\$630,000	3490	0	10	2002	3	5320	N	N	6119 145TH AV NE
015	389710	0230	1/14/05	\$825,000	3680	1400	10	2003	3	7600	N	N	12702 NE 94TH CT

Improved Sales Removed From This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	018600	0050	7/9/03	\$221,000	NO MARKET EXPOSURE;
007	032505	9061	8/31/05	\$775,000	BUILDER OR DEVELOPER SALES;
007	032505	9065	6/7/05	\$90,000	QUIT CLAIM DEED;
007	032505	9101	9/1/05	\$275,000	NO MARKET EXPOSURE;
007	032505	9126	4/22/04	\$340,000	NO MARKET EXPOSURE;
007	032505	9126	10/18/05	\$405,000	NO MARKET EXPOSURE;
007	032505	9155	8/12/05	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	032505	9167	11/12/03	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	123310	0811	9/15/05	\$230,000	NO MARKET EXPOSURE;
007	123310	0838	8/18/04	\$267,000	NO MARKET EXPOSURE;
007	123310	0910	12/15/03	\$272,100	TEAR DOWN; SEGREGATION AND/OR MERGER;
007	123850	0245	3/3/05	\$550,000	NO MARKET EXPOSURE;
007	123850	0386	3/29/04	\$240,000	NON-REPRESENTATIVE SALE;
007	123850	0387	4/30/04	\$364,000	RELOCATION - SALE BY SERVICE;
007	123850	0387	4/30/04	\$364,000	RELOCATION - SALE TO SERVICE;
007	123850	0430	10/10/05	\$649,950	NEW IMP; 2006 AV NOT AT 100%
007	123850	0431	8/26/05	\$649,950	NEW IMP; 2006 AV NOT AT 100%
007	123850	0435	10/2/03	\$350,000	TEAR DOWN;
007	123850	0445	2/3/05	\$74,562	QUIT CLAIM DEED; STATEMENT TO DOR;
007	123850	0841	10/6/04	\$250,000	NO MARKET EXPOSURE;
007	123850	0955	5/28/04	\$152,000	QUIT CLAIM DEED;
007	123850	0955	12/31/04	\$385,000	NON-REPRESENTATIVE SALE;
007	123850	0955	12/15/05	\$385,000	NON-REPRESENTATIVE SALE;
007	124670	0006	3/12/04	\$246,400	NO MARKET EXPOSURE;
007	124670	0009	4/28/05	\$330,000	NO MARKET EXPOSURE;
007	124670	0022	1/31/03	\$321,000	NO MARKET EXPOSURE
007	124670	0028	1/17/03	\$70,618	RELATED PARTY, FRIEND, OR NEIGHBOR;
007	124670	0051	4/6/04	\$169,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
007	124670	0055	7/27/05	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	124670	0108	7/12/04	\$346,000	DIVORCE;
007	124670	0108	7/12/04	\$400,000	NO MARKET EXPOSURE;
007	124670	0109	7/22/05	\$400,000	NO MARKET EXPOSURE;
007	124670	0131	2/28/03	\$71,611	QUIT CLAIM DEED;
007	124670	0179	7/23/03	\$240,000	NO MARKET EXPOSURE;
007	124670	0235	11/3/05	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	147159	0010	3/10/05	\$582,000	RELOCATION - SALE TO SERVICE;
007	147300	0070	9/29/04	\$419,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	173260	0180	9/6/05	\$144,500	QUIT CLAIM DEED;
007	173260	0180	10/14/05	\$144,500	QUIT CLAIM DEED;
007	173710	0110	6/5/03	\$265,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	173710	0220	6/8/05	\$467,500	RELOCATION - SALE BY SERVICE;
007	173710	0220	6/4/05	\$467,500	RELOCATION - SALE TO SERVICE;

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	173710	0250	11/30/04	\$85,174	QUIT CLAIM DEED;
007	189110	0020	10/27/05	\$609,950	NEW IMP; 2006 AV NOT AT 100%
007	189110	0040	7/21/05	\$599,000	NEW IMP; 2006 AV NOT AT 100%
007	189110	0070	7/21/05	\$575,000	NEW IMP; 2006 AV NOT AT 100%
007	189110	0080	7/14/05	\$570,000	NEW IMP; 2006 AV NOT AT 100%
007	189110	0090	11/16/05	\$584,950	NEW IMP; 2006 AV NOT AT 100%
007	189110	0100	8/9/05	\$374,950	NEW IMP; 2006 AV NOT AT 100%
007	189110	0120	8/18/05	\$499,000	NEW IMP; 2006 AV NOT AT 100%
007	189110	0160	8/15/05	\$599,000	NEW IMP; 2006 AV NOT AT 100%
007	212800	0040	6/16/03	\$91,899	CORPORATE AFFILIATES;
007	212800	0040	6/15/04	\$409,950	RELOCATION - SALE BY SERVICE;
007	212800	0040	6/9/04	\$409,950	RELOCATION - SALE TO SERVICE;
007	221609	0030	5/7/04	\$419,950	STATEMENT TO DOR;
007	222605	9058	7/27/04	\$368,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	222605	9099	9/22/04	\$213,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
007	242300	0090	8/30/05	\$290,000	NO MARKET EXPOSURE;
007	242302	0090	5/17/04	\$280,000	ESTATE ADMINISTRATOR,
007	256490	0230	6/1/05	\$326,000	RELOCATION - SALE TO SERVICE;
007	259240	0230	7/28/05	\$486,000	RELOCATION - SALE BY SERVICE;
007	259240	0230	5/17/05	\$486,000	RELOCATION - SALE TO SERVICE;
007	259240	0270	11/3/03	\$124,000	NO MARKET EXPOSURE;
007	259240	0270	11/23/05	\$293,636	NO MARKET EXPOSURE;
007	259240	0290	8/24/05	\$320,585	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	259240	0620	2/27/04	\$193,540	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
007	259240	0670	10/16/03	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
007	272605	9130	12/23/03	\$219,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	272605	9130	6/23/05	\$298,920	QUIT CLAIM DEED;
007	287000	0070	12/8/03	\$190,000	NO MARKET EXPOSURE;
007	332605	9052	4/14/03	\$262,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
007	332605	9156	3/4/04	\$269,000	TEAR DOWN; NO MARKET EXPOSURE;
007	332605	9253	11/30/05	\$749,900	NEW IMP; 2006 AV NOT AT 100%
007	342605	9100	3/26/04	\$243,000	NO MARKET EXPOSURE;
007	388600	0010	5/10/05	\$429,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	388600	0020	7/12/05	\$449,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	388810	0028	4/9/03	\$231,000	NO MARKET EXPOSURE;
007	388810	0045	6/10/04	\$269,500	NO MARKET EXPOSURE;
007	388810	0091	4/8/04	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	388810	0114	7/12/05	\$282,500	NO MARKET EXPOSURE;
007	388810	0114	8/13/04	\$579,000	TEAR DOWN;
007	388810	0127	3/10/04	\$112,500	QUIT CLAIM DEED;
007	388810	0176	7/20/05	\$148,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
007	388810	0187	11/9/05	\$415,000	BUILDER OR DEVELOPER SALES;
007	388810	0204	3/17/05	\$279,000	NO MARKET EXPOSURE;
007	389310	1043	7/25/03	\$113,467	QUIT CLAIM DEED;
007	389310	1043	3/31/05	\$375,000	NO MARKET EXPOSURE;
007	389510	0044	12/22/05	\$30,000	BUILDER OR DEVELOPER SALES;
007	419140	0010	4/9/04	\$245,000	NON-REPRESENTATIVE SALE;

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	419150	0270	10/12/05	\$328,000	NO MARKET EXPOSURE;
007	445870	0110	11/10/05	\$435,000	NO MARKET EXPOSURE;
007	509680	0040	12/4/04	\$165,175	QUIT CLAIM DEED;
007	511605	0060	6/5/03	\$223,100	NO MARKET EXPOSURE;
007	511606	0060	12/18/03	\$218,000	NO MARKET EXPOSURE;
007	511606	0200	6/19/03	\$77,077	PARTIAL INTEREST (1/3, 1/2, Etc.);
007	548730	0230	11/15/04	\$315,000	1031 TRADE;
007	552520	0040	3/17/03	\$81,726	RELATED PARTY,
007	613950	0020	9/25/03	\$299,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	613950	0230	10/22/03	\$292,000	RELOCATION - SALE BY SERVICE;
007	613950	0230	8/12/03	\$292,000	RELOCATION - SALE TO SERVICE;
007	640270	0080	8/22/05	\$331,100	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	640270	0170	10/28/04	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	660850	0070	7/22/03	\$190,000	GOVERNMENT AGENCY;
007	660850	0070	4/22/03	\$212,249	FORCED SALE; EXEMPT FROM EXCISE TAX;
007	660850	0080	6/28/04	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
007	663990	0013	6/14/04	\$270,000	PARTIAL INTEREST (1/3, 1/2, Etc.);
007	663990	0013	7/22/04	\$400,000	NO MARKET EXPOSURE;
007	663990	0013	9/23/05	\$660,000	BUILDER OR DEVELOPER SALES;
007	663990	0195	11/17/03	\$280,000	NO MARKET EXPOSURE;
007	663990	0240	8/23/04	\$277,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
007	663990	0240	8/23/04	\$277,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
007	664790	0050	8/15/05	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	671700	0020	11/30/05	\$689,950	NEW IMP; 2006 AV NOT AT 100%
007	671700	0040	12/29/05	\$699,950	NEW IMP; 2006 AV NOT AT 100%
007	674170	0203	4/1/03	\$255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	674370	0020	12/12/05	\$331,100	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	674370	0125	2/13/04	\$630,000	BUILDER OR DEVELOPER SALES;
007	674370	0126	11/8/05	\$539,950	NEW IMP; 2006 AV NOT AT 100%
007	674370	0127	12/20/05	\$539,950	NEW IMP; 2006 AV NOT AT 100%
007	674370	0128	11/15/05	\$517,500	NEW IMP; 2006 AV NOT AT 100%
007	674370	0129	11/28/05	\$529,950	NEW IMP; 2006 AV NOT AT 100%
007	674370	0130	11/16/05	\$517,500	NEW IMP; 2006 AV NOT AT 100%
007	674370	0197	3/11/04	\$360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	674370	0214	9/7/05	\$733,135	NEW IMP; 2006 AV NOT AT 100%
007	674370	0215	10/21/03	\$322,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	674370	0215	12/15/04	\$490,000	BUILDER OR DEVELOPER SALES;
007	674370	0228	11/17/05	\$747,982	NEW IMP; 2006 AV NOT AT 100%
007	674370	0230	4/5/04	\$550,000	TEAR DOWN;
007	674370	0231	9/9/05	\$679,900	NEW IMP; 2006 AV NOT AT 100%
007	674370	0245	10/1/04	\$480,000	TEAR DOWN;
007	674370	0247	11/14/05	\$720,000	NEW IMP; 2006 AV NOT AT 100%
007	674370	0248	12/21/05	\$729,950	NEW IMP; 2006 AV NOT AT 100%
007	674370	0296	7/7/04	\$178,450	QUIT CLAIM DEED; RELATED PARTY,
007	674370	0365	12/16/05	\$725,000	NO MARKET EXPOSURE;
007	683800	0200	8/28/03	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	683800	0240	2/27/05	\$300,000	NO MARKET EXPOSURE;

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	683800	0260	3/7/05	\$374,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	683800	0390	10/31/03	\$256,100	RELOCATION - SALE BY SERVICE;
007	683800	0390	10/31/03	\$256,100	RELOCATION - SALE TO SERVICE;
007	683800	0440	3/1/05	\$340,000	ESTATE ADMINISTRATOR,
007	742780	0080	6/30/04	\$337,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
007	742780	0110	8/11/04	\$341,000	ESTATE ADMINISTRATOR,
007	743630	0170	3/21/03	\$273,000	RELOCATION - SALE TO SERVICE;
007	752440	0070	8/11/05	\$450,000	RELOCATION - SALE BY SERVICE;
007	752440	0070	8/1/05	\$450,000	RELOCATION - SALE TO SERVICE;
007	752440	0180	12/11/03	\$420,000	IMP. CHARACTISTICS CHANGE SINCE SALE
007	812630	0170	2/25/04	\$16,000	QUIT CLAIM DEED;
007	812630	0260	3/28/05	\$137,386	QUIT CLAIM DEED;
007	812630	0580	12/10/04	\$400,000	RELOCATION - SALE BY SERVICE;
007	812630	0580	12/10/04	\$400,000	RELOCATION - SALE TO SERVICE;
007	866340	0060	10/1/04	\$294,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	866340	0090	5/12/03	\$61,500	PARTIAL INTEREST (1/3, 1/2, Etc.);
007	866340	0190	12/1/04	\$298,950	NO MARKET EXPOSURE;
007	867940	0110	8/20/04	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	867940	0120	6/10/04	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	867940	0170	8/31/04	\$269,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	867960	0030	12/23/05	\$270,000	NO MARKET EXPOSURE;
007	867960	0100	7/14/03	\$227,000	NO MARKET EXPOSURE;
007	883520	0140	8/4/05	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
007	883520	0550	6/10/04	\$233,000	RELOCATION - SALE BY SERVICE;
007	883520	0550	4/10/04	\$233,000	RELOCATION - SALE TO SERVICE;
007	883520	0690	5/6/05	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	883520	0770	5/28/04	\$206,550	ASSUMPTION OF MORTGAGE
007	883520	0770	10/6/04	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	883520	0940	3/15/04	\$205,000	NON-REPRESENTATIVE SALE;
007	894431	0190	7/10/03	\$210,000	NO MARKET EXPOSURE;
007	894431	0210	4/22/05	\$284,224	EXEMPT FROM EXCISE TAX;
007	894431	0210	6/24/05	\$320,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
007	894431	0300	3/6/03	\$75,142	QUIT CLAIM DEED; ;
007	911320	0270	3/10/04	\$467,500	RELOCATION - SALE TO SERVICE;
007	923780	0030	7/5/05	\$285,000	NO MARKET EXPOSURE;
007	923780	0040	4/29/04	\$300,000	ESTATE ADMINISTRATOR,
007	923780	0085	5/3/05	\$112,400	QUIT CLAIM DEED;
007	932930	0010	10/20/05	\$465,365	NO MARKET EXPOSURE;
007	943010	0050	10/1/03	\$400,000	1031 TRADE;
007	943010	0310	11/17/05	\$606,000	NO MARKET EXPOSURE;
015	068653	0230	8/30/04	\$295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	068653	0230	1/18/05	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	082505	9048	7/24/03	\$267,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	082505	9048	8/10/05	\$310,000	QUIT CLAIM DEED; STATEMENT TO DOR;
015	082505	9338	4/24/03	\$319,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	082505	9345	7/14/03	\$188,583	QUIT CLAIM DEED; PARTIAL INTEREST
015	092505	9069	5/16/03	\$259,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;

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015	092505	9104	9/29/04	\$200,000	NON-REPRESENTATIVE SALE;
015	092505	9163	2/14/03	\$255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	092505	9171	5/28/03	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
015	092505	9171	11/8/05	\$726,000	NEW IMP; 2006 AV NOT AT 100%
015	092505	9184	10/21/03	\$237,888	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	092505	9232	7/19/05	\$460,000	ImpCount
015	092505	9234	8/28/03	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	092505	9240	10/11/05	\$315,000	NO MARKET EXPOSURE;
015	092505	9244	12/2/05	\$875,000	NEW IMP; 2006 AV NOT AT 100%
015	092505	9256	12/1/04	\$459,000	RELOCATION - SALE TO SERVICE;
015	092505	9257	4/16/03	\$400,000	NO MARKET EXPOSURE;
015	092505	9307	8/25/05	\$545,000	NEW IMP; 2006 AV NOT AT 100%
015	092505	9308	12/9/05	\$574,660	NEW IMP; 2006 AV NOT AT 100%
015	092505	9310	11/9/05	\$726,000	NEW IMP; 2006 AV NOT AT 100%
015	092505	9311	11/16/05	\$726,000	NEW IMP; 2006 AV NOT AT 100%
015	102505	9139	7/15/03	\$283,700	ESTATE ADMINISTRATOR,
015	102505	9149	12/6/04	\$268,500	EXEMPT FROM EXCISE TAX;
015	102505	9149	3/2/05	\$305,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
015	102505	9163	1/13/05	\$351,900	NO MARKET EXPOSURE;
015	102505	9163	10/17/03	\$625,000	SEGREGATION AND/OR MERGER;
015	102505	9166	8/28/03	\$253,300	NO MARKET EXPOSURE;
015	102505	9188	7/21/04	\$315,000	1031 TRADE;
015	108580	0080	3/1/05	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	108580	0120	8/25/05	\$425,000	1031 TRADE;
015	108610	0280	3/24/05	\$317,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	108770	0035	6/11/03	\$51,668	QUIT CLAIM DEED;
015	108770	0075	2/20/03	\$235,000	FULL SALES PRICE NOT REPORTED;
015	108770	0115	6/13/05	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	108801	0350	4/23/04	\$359,950	RELOCATION - SALE BY SERVICE;
015	108801	0350	4/20/04	\$359,950	RELOCATION - SALE TO SERVICE;
015	108802	0080	6/23/04	\$400,000	NO MARKET EXPOSURE;
015	108803	0010	11/15/05	\$308,000	QUIT CLAIM DEED;
015	112505	9088	4/30/03	\$407,500	RELOCATION - SALE TO SERVICE;
015	112505	9119	3/23/05	\$424,000	NON-REPRESENTATIVE SALE;
015	123310	0270	11/3/03	\$214,975	NO MARKET EXPOSURE;
015	123310	0354	9/27/05	\$450,000	BUILDER OR DEVELOPER SALES;
015	123310	0435	3/27/03	\$360,000	GOVERNMENT AGENCY;
015	123310	0501	6/3/05	\$375,000	RELOCATION - SALE TO SERVICE;
015	123310	0502	12/29/04	\$550,000	BUILDER OR DEVELOPER SALES;
015	123310	0505	9/8/05	\$220,000	BUILDER OR DEVELOPER SALES;
015	123310	0518	3/4/05	\$449,000	ESTATE ADMINISTRATOR,
015	123310	0620	1/12/04	\$587,500	NEW PLAT (WITH LESS THAN 20% SOLD);
015	123310	0628	9/9/04	\$279,500	ESTATE ADMINISTRATOR,
015	123310	0632	1/28/05	\$340,000	NO MARKET EXPOSURE;
015	123310	0645	7/30/03	\$350,000	NO MARKET EXPOSURE;
015	123690	0090	4/21/04	\$252,500	STATEMENT TO DOR;
015	123750	0040	6/13/03	\$130,000	CORPORATE AFFILIATES;

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
015	123750	0120	2/13/03	\$150,000	NO MARKET EXPOSURE;
015	123750	0365	11/15/04	\$94,500	QUIT CLAIM DEED;
015	123750	0415	1/21/03	\$230,000	DIVORCE; RELATED PARTY
015	123750	0420	5/26/04	\$340,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
015	123750	0600	3/26/03	\$288,650	IMP. CHARACTERISTICS CHANGED SINCE SALE
015	124150	0005	9/24/04	\$535,000	BUILDER OR DEVELOPER SALES;
015	124150	0007	4/28/05	\$275,000	TEAR DOWN;
015	124150	0024	1/26/05	\$320,000	BUILDER OR DEVELOPER SALES;
015	124150	0024	10/26/05	\$420,000	BUILDER OR DEVELOPER SALES;
015	124150	0031	5/20/05	\$420,000	NO MARKET EXPOSURE;
015	124150	0049	9/8/03	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	124150	0051	9/10/03	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	124150	0055	8/16/05	\$50,000	SEGREGATION AND/OR MERGER;
015	124150	0057	12/15/04	\$24,509	QUIT CLAIM DEED;
015	124150	0091	8/23/04	\$330,000	NO MARKET EXPOSURE;
015	124150	0141	11/13/03	\$367,000	RELOCATION - SALE TO SERVICE;
015	124150	0142	5/10/04	\$397,000	NON-REPRESENTATIVE SALE;
015	124150	0145	4/25/03	\$278,000	QUIT CLAIM DEED; STATEMENT TO DOR;
015	124150	0167	5/12/05	\$485,000	BUILDER OR DEVELOPER SALES;
015	124150	0171	8/5/04	\$99,940	QUIT CLAIM DEED; RELATED PARTY,
015	126240	0080	10/15/04	\$369,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	126240	0080	10/13/03	\$307,000	TEAR DOWN;
015	126240	0100	10/15/04	\$107,500	QUIT CLAIM DEED;
015	126240	0100	9/1/04	\$229,000	TEAR DOWN;
015	175970	0550	11/21/05	\$435,000	BUILDER OR DEVELOPER SALES;
015	175970	2565	1/28/03	\$26,667	QUIT CLAIM DEED;
015	175970	2580	7/9/04	\$326,000	NO MARKET EXPOSURE;
015	184210	0070	1/20/03	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	184231	0010	12/23/03	\$63,493	QUIT CLAIM DEED;
015	254710	0025	11/11/03	\$311,000	IMP. CHARACTISTICS CHANGE SINCE SALE
015	254720	0210	6/17/05	\$110,000	QUIT CLAIM DEED; RELATED PARTY,
015	254720	0240	9/19/03	\$25,825	QUIT CLAIM DEED;
015	254721	0190	3/19/04	\$430,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	286910	0140	6/21/05	\$650,000	RELOCATION - SALE BY SERVICE;
015	286910	0140	6/3/05	\$650,000	RELOCATION - SALE TO SERVICE;
015	286920	0150	7/2/03	\$510,000	NON-REPRESENTATIVE SALE;
015	289600	0020	9/19/05	\$605,000	EXEMPT FROM EXCISE TAX;
015	289600	0020	9/19/05	\$605,000	RELOCATION - SALE BY SERVICE;
015	289600	0020	9/19/05	\$605,000	RELOCATION - SALE TO SERVICE;
015	289600	0610	2/23/05	\$379,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	290970	0010	6/23/05	\$432,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
015	344460	0040	4/4/03	\$404,000	RELOCATION - SALE BY SERVICE;
015	344460	0040	4/4/03	\$404,000	RELOCATION - SALE TO SERVICE;
015	358523	0070	6/15/05	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
015	385010	0040	11/8/05	\$777,000	NON-REPRESENTATIVE SALE;
015	385010	0140	6/5/03	\$575,000	NO MARKET EXPOSURE;
015	388910	0024	2/7/03	\$179,000	NO MARKET EXPOSURE;

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
015	389710	0230	2/17/04	\$529,000	CONTRACT OR CASH SALE;
015	390110	0045	3/26/03	\$252,000	NO MARKET EXPOSURE;
015	418000	0050	4/24/03	\$461,500	NO MARKET EXPOSURE;
015	424900	0030	4/20/04	\$439,950	ESTATE ADMINISTRATOR,
015	548720	0010	8/6/04	\$198,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	620290	0020	12/7/04	\$342,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	620290	0110	5/19/04	\$100,000	NON-REPRESENTATIVE SALE;
015	620290	0160	9/25/03	\$270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	640070	0040	10/29/04	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	640070	0131	6/28/05	\$170,000	SEGREGATION AND/OR MERGER;
015	640070	0210	4/8/04	\$649,950	ImpCount
015	640070	0220	1/5/04	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	640070	0232	4/22/04	\$200,000	NO MARKET EXPOSURE;
015	640070	0264	4/5/04	\$205,000	TEAR DOWN;
015	642110	0161	7/21/05	\$335,157	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	642110	0510	4/11/05	\$465,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	642110	0562	2/25/05	\$361,400	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	667270	0070	5/6/04	\$300,000	NON-REPRESENTATIVE SALE;
015	687030	0100	9/16/05	\$516,187	NEW IMP; 2006 AV NOT AT 100%
015	687030	0110	9/9/05	\$510,450	NEW IMP; 2006 AV NOT AT 100%
015	687030	0140	6/13/05	\$497,950	NEW IMP; 2006 AV NOT AT 100%
015	687030	0150	8/17/05	\$449,950	NEW IMP; 2006 AV NOT AT 100%
015	687030	0150	10/26/05	\$489,950	NEW IMP; 2006 AV NOT AT 100%
015	687030	0160	8/8/05	\$465,000	NEW IMP; 2006 AV NOT AT 100%
015	687030	0170	10/24/05	\$459,809	NEW IMP; 2006 AV NOT AT 100%
015	687030	0180	10/4/05	\$519,879	NEW IMP; 2006 AV NOT AT 100%
015	719732	0070	3/31/05	\$360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	719733	0010	12/13/05	\$91,283	QUIT CLAIM DEED;
015	719735	0030	9/29/03	\$271,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	720243	0120	4/25/05	\$245,186	QUIT CLAIM DEED;
015	742010	0120	4/9/04	\$224,270	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	742040	0030	8/30/05	\$350,000	BUILDER OR DEVELOPER SALES;
015	742040	0070	6/11/04	\$340,000	BUILDER OR DEVELOPER SALES;
015	742400	0160	11/19/03	\$96,122	QUIT CLAIM DEED;
015	742410	0070	5/8/03	\$185,000	NO MARKET EXPOSURE;
015	742410	0110	12/22/05	\$254,500	NO MARKET EXPOSURE;
015	742410	0190	12/22/03	\$258,100	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	743640	0080	9/22/03	\$395,000	NO MARKET EXPOSURE;
015	743690	0055	6/18/03	\$238,000	ESTATE ADMINISTRATOR,
015	773240	0340	4/11/03	\$402,000	NO MARKET EXPOSURE;
015	792266	0050	8/14/05	\$645,000	NO MARKET EXPOSURE;
015	792270	0190	10/28/05	\$500,000	ESTATE ADMINISTRATOR,
015	792271	0600	7/19/04	\$430,000	RELOCATION - SALE BY SERVICE;
015	792271	0600	6/30/04	\$430,000	RELOCATION - SALE TO SERVICE;
015	795504	0090	11/24/04	\$327,500	NO MARKET EXPOSURE;
015	795504	0110	8/11/04	\$250,000	NO MARKET EXPOSURE;
015	804420	0170	11/20/03	\$103,865	QUIT CLAIM DEED;

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Area 93

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
015	856250	0690	10/8/04	\$327,000	ESTATE ADMINISTRATOR,
015	856250	0790	5/17/05	\$315,000	ESTATE ADMINISTRATOR
015	856250	0960	10/16/03	\$294,000	NO MARKET EXPOSURE;
015	856250	0970	2/24/03	\$239,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	856260	0180	7/7/05	\$221,500	QUIT CLAIM DEED; STATEMENT TO DOR;
015	856270	0130	3/16/04	\$200,677	RELATED PARTY, FRIEND, OR NEIGHBOR;
015	856270	0440	8/25/03	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	856270	0440	7/9/04	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	856270	0530	11/16/04	\$260,000	NON-REPRESENTATIVE SALE;
015	856270	0540	3/31/05	\$390,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	856270	0570	12/9/05	\$210,000	NO MARKET EXPOSURE;
015	873170	0050	12/13/03	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	873170	0060	4/25/03	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
015	873170	0070	8/1/05	\$351,028	ESTATE ADMINISTRATOR,
015	926520	0030	2/20/03	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	941350	0280	5/10/05	\$148,500	QUIT CLAIM DEED;
015	941350	0290	2/10/03	\$276,600	STATEMENT TO DOR;
015	941350	0360	7/24/03	\$70,363	QUIT CLAIM DEED;
015	941351	0200	5/6/04	\$142,135	NON-REPRESENTATIVE SALE;
015	943530	0102	11/7/03	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	943530	0111	8/17/05	\$401,645	NEW IMP; 2006 AV NOT AT 100%
015	943530	0112	7/2/03	\$85,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	943530	0154	1/23/03	\$250,000	NO MARKET EXPOSURE;
015	943530	0154	6/10/04	\$290,000	ImpCount
015	951250	0480	1/11/05	\$343,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	951250	0700	12/9/03	\$92,901	QUIT CLAIM DEED; STATEMENT TO DOR;
015	951250	0810	6/24/05	\$370,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	951250	0870	2/6/04	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
015	951250	1550	9/30/05	\$264,166	QUIT CLAIM DEED;

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between subareas grades, living area, and age of homes. In addition the resulting assessment level is 98.7%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2005 and 2006 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended value for the 2006 assessment year (taxes payable in 2007) results in an average total change from the 2005 assessments of +8.2%. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Area 93 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2006 weighted mean is 98.7.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
5	10	0.769	0.938	22.0%	0.846	1.029
6	50	0.896	0.952	6.3%	0.920	0.985
7	502	0.913	0.994	8.9%	0.982	1.006
8	389	0.921	0.994	7.9%	0.980	1.007
9	249	0.969	0.980	1.1%	0.965	0.995
10	30	0.923	0.968	4.8%	0.914	1.021
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1900-1930	11	0.886	0.981	10.8%	0.886	1.077
1931-1950	19	0.841	0.963	14.6%	0.915	1.012
1951-1960	67	0.875	0.973	11.2%	0.937	1.008
1961-1970	268	0.907	0.997	10.0%	0.981	1.014
1971-1980	225	0.916	0.995	8.6%	0.977	1.013
1981-1990	282	0.955	0.977	2.3%	0.961	0.992
1991-2000	153	0.935	0.982	5.0%	0.960	1.005
>2000	205	0.949	0.991	4.4%	0.976	1.006
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Fair	1	1.113	1.193	7.2%	NA	NA
Average	893	0.947	0.990	4.5%	0.981	0.998
Good	292	0.889	0.983	10.6%	0.966	1.000
Very Good	44	0.806	0.958	18.8%	0.917	0.998
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	624	0.908	0.994	9.5%	0.983	1.004
1.5	25	0.915	0.977	6.8%	0.914	1.039
2	581	0.948	0.983	3.6%	0.972	0.993

Area 93 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

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The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<801	9	0.795	0.931	17.1%	0.843	1.019
0801-1000	51	0.918	1.012	10.3%	0.973	1.050
1001-1500	478	0.902	0.985	9.2%	0.973	0.997
1501-2000	303	0.938	1.007	7.3%	0.991	1.022
2001-2500	160	0.953	0.984	3.3%	0.962	1.006
2501-3000	146	0.947	0.985	4.0%	0.964	1.007
3001-4000	82	0.947	0.955	0.9%	0.932	0.978
4001-5000	1	1.066	1.063	-0.3%	NA	NA
View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	1210	0.929	0.988	6.4%	0.981	0.996
Y	20	0.979	0.941	-3.8%	0.866	1.017
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	1230	0.930	0.987	6.2%	0.980	0.995
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
15	600	0.935	0.986	5.4%	0.975	0.996
7	630	0.925	0.989	6.9%	0.979	0.999
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<3000	39	0.881	0.974	10.6%	0.936	1.012
03000-05000	125	0.966	0.987	2.2%	0.965	1.009
05001-08000	437	0.938	0.999	6.5%	0.988	1.011
08001-12000	495	0.921	0.984	6.9%	0.973	0.996
12001-16000	77	0.933	0.980	5.0%	0.946	1.014
16001-20000	31	0.904	0.992	9.7%	0.932	1.051
20001-30000	15	0.870	0.907	4.2%	0.796	1.018
30001-43559	3	0.865	0.831	-3.9%	0.776	0.887
1AC-3AC	7	0.934	0.925	-1.0%	0.682	1.168
3.01AC-5AC	1	0.928	0.779	-16.0%	NA	NA

Area 93 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2006 weighted mean is 98.7.

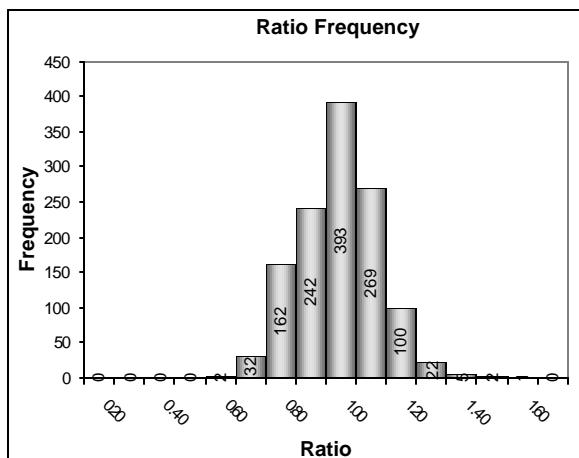
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Plat 856250 Fox Hollow		Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	1208	0.930	0.987	6.1%	0.980	0.995	
Y	22	0.895	0.992	10.8%	0.928	1.056	
Plat 743630 Rosewood Commons		Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	1224	0.930	0.987	6.2%	0.980	0.995	
Y	6	1.029	0.990	-3.7%	0.890	1.090	
Plat 883520 Upland Greens Div1		Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	1204	0.930	0.987	6.2%	0.980	0.995	
Y	26	0.926	0.994	7.3%	0.943	1.045	
Plat 883521- 883522 Upland Greens Div 1 & 2		Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	1203	0.929	0.987	6.2%	0.980	0.995	
Y	27	0.975	0.994	1.9%	0.950	1.037	

2005 Improved Parcel Ratio Analysis

District/Team: NE / TEAM - 2	Lien Date: 01/01/2005	Date of Report: 6/29/2006	Sales Dates: 1/2003 - 12/2005
Area 93	App ID: JRAM	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (<i>n</i>) 1230 <i>Mean Assessed Value</i> 368,800 <i>Mean Sales Price</i> 396,500 <i>Standard Deviation AV</i> 109,550 <i>Standard Deviation SP</i> 120,322			
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i> 0.942 <i>Median Ratio</i> 0.948 <i>Weighted Mean Ratio</i> 0.930			
UNIFORMITY			
<i>Lowest ratio</i> 0.586 <i>Highest ratio:</i> 1.588 <i>Coefficient of Dispersion</i> 11.05% <i>Standard Deviation</i> 0.132 <i>Coefficient of Variation</i> 14.05% <i>Price Related Differential (PRD)</i> 1.013			
RELIABILITY			
95% Confidence: Median <i>Lower limit</i> 0.940 <i>Upper limit</i> 0.957 95% Confidence: Mean <i>Lower limit</i> 0.934 <i>Upper limit</i> 0.949			
SAMPLE SIZE EVALUATION			
<i>N (population size)</i> 6472 <i>B (acceptable error - in decimal)</i> 0.05 <i>S (estimated from this sample)</i> 0.132 <i>Recommended minimum:</i> 28 <i>Actual sample size:</i> 1230 <i>Conclusion:</i> OK			
NORMALITY			
Binomial Test <i># ratios below mean:</i> 582 <i># ratios above mean:</i> 648 <i>Z:</i> 1.882 <i>Conclusion:</i> Normal* <i>*i.e. no evidence of non-normality</i>			

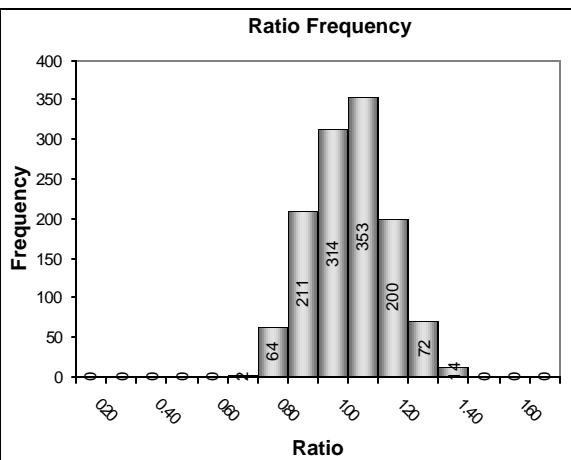


COMMENTS:

1 to 3 Unit Residences throughout area 93

2006 Improved Parcel Ratio Analysis

District/Team: NE / TEAM - 2	Lien Date: 01/01/2006	Date of Report: 6/29/2006	Sales Dates: 1/2003 - 12/2005								
Area 93	Appr ID: JRAM	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No								
SAMPLE STATISTICS											
<p><i>Sample size (n)</i> 1230</p> <p><i>Mean Assessed Value</i> 391,500</p> <p><i>Mean Sales Price</i> 396,500</p> <p><i>Standard Deviation AV</i> 103.471</p> <p><i>Standard Deviation SP</i> 120,322</p>											
ASSESSMENT LEVEL											
<p><i>Arithmetic Mean Ratio</i> 1.005</p> <p><i>Median Ratio</i> 1.006</p> <p><i>Weighted Mean Ratio</i> 0.987</p>											
UNIFORMITY											
<p><i>Lowest ratio</i> 0.653</p> <p><i>Highest ratio:</i> 1.373</p> <p><i>Coefficient of Dispersion</i> 10.42%</p> <p><i>Standard Deviation</i> 0.129</p> <p><i>Coefficient of Variation</i> 12.81%</p> <p><i>Price Related Differential (PRD)</i> 1.018</p>											
RELIABILITY											
<p>95% Confidence: Median</p> <table> <tr> <td><i>Lower limit</i></td> <td>0.997</td> </tr> <tr> <td><i>Upper limit</i></td> <td>1.016</td> </tr> </table> <p>95% Confidence: Mean</p> <table> <tr> <td><i>Lower limit</i></td> <td>0.998</td> </tr> <tr> <td><i>Upper limit</i></td> <td>1.013</td> </tr> </table>				<i>Lower limit</i>	0.997	<i>Upper limit</i>	1.016	<i>Lower limit</i>	0.998	<i>Upper limit</i>	1.013
<i>Lower limit</i>	0.997										
<i>Upper limit</i>	1.016										
<i>Lower limit</i>	0.998										
<i>Upper limit</i>	1.013										
SAMPLE SIZE EVALUATION											
<p><i>N (population size)</i> 6472</p> <p><i>B (acceptable error - in decimal)</i> 0.05</p> <p><i>S (estimated from this sample)</i> 0.129</p> <p><i>Recommended minimum:</i> 27</p> <p><i>Actual sample size:</i> 1230</p> <p>Conclusion: OK</p>											
NORMALITY											
<p>Binomial Test</p> <table> <tr> <td># ratios below mean:</td> <td>609</td> </tr> <tr> <td># ratios above mean:</td> <td>621</td> </tr> <tr> <td>Z:</td> <td>0.342</td> </tr> </table> <p>Conclusion: <i>Normal*</i></p> <p><i>*i.e. no evidence of non-normality</i></p>				# ratios below mean:	609	# ratios above mean:	621	Z:	0.342		
# ratios below mean:	609										
# ratios above mean:	621										
Z:	0.342										



COMMENTS:

1 to 3 Unit Residences throughout area 93

Both assessment level and uniformity have been improved by application of the recommended values.

USPAP Compliance

Client and Intended Use of the Appraisal:

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-7. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

The purpose of this report is to explain and document the methods, data and analysis used in revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Highest and Best Use

WAC 458-12-330 REAL PROPERTY VALUATION—HIGHEST AND BEST USE.

All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in estimating the highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is

being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Assumptions and Limiting Conditions:

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*

2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.
8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
13. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
14. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

Departure Provisions:

Which if any USPAP Standards Rules were departed from or exempted by the Jurisdictional Exception

SR 6-2 (i)

The assessor has no access to title reports and other documents. Because of budget limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. The mass appraisal must be completed in the time limits as indicated in the Revaluation Plan and as budgeted.

CERTIFICATION:

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct*
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: February 15, 2006

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2006 Revaluation for 2007 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.
7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.

8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr